The Highland Council
Comhairle na Gàidhealtachd

Caithness and Sutherland Local Development Plan Strategic Environmental Assessment

Plana Leasachaidh Ionadail Ghallaibh agus Chataibh Measadh Buaidh air Àrainneachd

January 2016

Revised Environmental Report

www.highland.gov.uk

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Non-technical summary

Purpose and objectives of the Environmental Report

As part of the preparation of the Caithness and Sutherland Local Development Plan (CaSPlan) Highland Council is required to carry out a Strategic Environmental Assessment (SEA). This provides a systematic method for considering the likely environmental effects of any new plans, programmes and strategies (PPS) and for achieving the following aims:

- integrate environmental factors into PPS preparation and decision-making
- improve PPS and enhance environmental protection
- increase public participation in decision making
- facilitate openness and transparency of decision-making

The Revised Environmental Report is an important stage in the SEA process. It outlines the contents of the Proposed Plan and highlights how the SEA process has influenced the proposals within the Plan.

Purpose and objectives of the Plan

The purpose of a Local Development Plan is to guide where different types of development can happen, and to contribute towards delivering the Scottish Government's aim for sustainable economic growth. The Caithness and Sutherland Local Development Plan (CaSPlan) aims to set a planning framework for the northern part of the Highland Council region. It is supported by the Highland wide Local Development Plan (HwLDP) which sets the strategic planning policy context for the whole of Highland (with the exception of the Cairngorms National Park area). CaSPlan sets out a vision which is based on four key outcomes which reflect the objectives of the Single Outcome Agreement 3 (SOA3), Local Transport Strategy and the Highland Council's Programme.

Following its adoption CaSPlan will replace the elements of the Caithness Local Plan (2002) and the Sutherland Local Plan (2010) which have been continued in force by The Town and Country Planning (Continuation in force of Local Plans) (Highland) (Scotland) Order 2012.

State of the environment summary

The tables below show a summary of statistics relating to each of the key SEA topics:

Biodiversity, flora, fauna
Some of the country's most important natural environments which are protected under international designations: SSSI (150), SAC (29), SPA (15), NNR (4), RAMSAR (3). Also 1,338 Semi-natural woodland sites, 1,010 ancient woodland sites and 8 Tree Preservation Orders.

Climatic factors
• Areas which are at risk of coastal, fluvial and pluvial flooding have been taken into account with the use of SEPAs latest flood mapping data. • Highland Council Energy Consumption is 22, 250GWH per annum.

Population and Human health
• Population of Plan area in 2011 was 38,556 (17% of the Highland population). This is expected to decline to 37,020 by 2031. • Current population density is 5.1 people per km^2 (compared to Highland at 8.7 people per km^2 and 67.4 for Scotland. • Sutherland is the most sparsely populated area of Scotland with only 2.2

Material assets
Within the Plan area there are: • Two housing markets: Caithness and Sutherland • In Sept 2013 there were 20,904 houses • Around 1/3 of housing in Wick and Thurso are affordable but in rural areas it is below the Highland average. • Private renting is lower than the Highland average

people per km^2.

- High rates of vacant housing Caithness and second homes Sutherland

Soil

- Large areas of peatland including the Flow Country, which is the largest expanse of blanket bog in Europe, covering about 4,000 km^2.
- Large numbers of brownfield sites with potential contamination within Caithness

Cultural heritage

Within the Plan area there are:

- 4 conservation areas
- 967 Listed buildings (66 A Listed; 552 B Listed and 349 C Listed)
- 598 scheduled monuments

Water

- High number of rivers/lochs in good ecological condition

Landscape

Caithness and Sutherland includes 4 National Scenic Areas – Scotland's finest landscapes, 10 Wild Land Areas and 10 Special Landscape Areas

Air

- No Air Quality Management Areas (AQMA) in Caithness or Sutherland at present.

Expected Environmental Implications without CaSPlan

It is considered that without CaSPlan there would be increasing adverse impacts on the environment from development. Without CaSPlan there would be reliance on existing development plans, which would increasingly become out if date with land allocations being fully built out.

The Highland-wide Local Development Plan contains a number of general policies in relation to the strategic protection and safeguarding of the environment. However it relies upon up-to-date area specific development plans to provide a framework to support these policies in the local context.

Assessment approach and key findings

SEA objectives relating to the key topics were identified and are shown below:

SEA Topic	SEA Objectives
Biodiversity, Flora and Fauna	To conserve and where possible enhance biodiversity and accord to the protection of valued nature conservation habitats and species
Population and Human Health	To improve the living environment for all communities and promote improved health of the human population
Soil	Safeguard the soil quality, geodiversity and improve contaminated land
Water	Manage and reduce flood risk and protect the water environment
Climatic Factors	Reduce greenhouse gases and contribute to the adaptation of the area to climate change
Material Assets	Manage, maintain and promote sustainable use of material assets

Cultural Heritage	Protect and enhance, where appropriate, the area's rich historic environment
Landscape	Protect and enhance the character, diversity and unique qualities of the landscape

The vision and spatial strategy, policies and policy tools set out within the Proposed Plan have been assessed against these objectives (Appendix 3b for those included in the plan and Appendix 3c for the alternative approaches) as well as site allocations (Appendix 4b for those included as allocations in the Proposed Plan and Appendix 4c for the alternatives) Baseline information on each of the SEA topics, shown in Appendix 2, has helped to inform the preparation of the Proposed Plan and the assessment process.

An assessment matrix was prepared for the assessment of the vision and spatial strategy, policies and policy tools. A different matrix was prepared for the assessment of sites. As part of the assessment of environmental impacts we also identified relevant mitigation measures. Our approach to mitigation is based on the hierarchy of avoid, reduce, remedy and compensate. Where appropriate we also look to enhance environmental features. The site assessments are shown in Appendix 4b.

From the site assessments we have identified issues which may have a significantly positive and a significantly negative impact on the environment. This has then allowed us to provide specific mitigation measures which will help to minimise the negative impact and maximise the positive impact.

Monitoring the effectiveness of the Plan

A framework for monitoring the environmental outcomes of the Plan is set out in the Monitoring section of this report. To ensure that it is effective the framework is based on the main SEA topics and sets out the objective sought, the monitoring indicator, the responsible organisation, timescales and remedial action required.

Next Steps

This Revised Environmental Report will be available for public comments alongside the Caithness and Sutherland Proposed Local Development Plan, between 22 January 2016 and 18 March 2016. All comments must be received by Midday on 18 March 2016 and should be submitted via email to: casplan@highland.gov.uk . All comments should clearly state which section of the Revised Environmental Report they relate to. If you are unable to use our website or do not have access to a computer please contact the Development Plans Team (01349 886608) and we will provide you with an alternative method to submit comments.

Introduction

Purpose of this Environmental Report and key facts

As part of the preparation of Caithness and Sutherland Local Development Plan, the Highland Council is carrying out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain PPS. SEA aims to:

- integrate environmental factors into PPS preparation and decision-making;
- improve PPS and enhance environmental protection;
- increase public participation in decision making; and
- facilitate openness and transparency of decision-making.

SEA is required by the Environmental Assessment (Scotland) Act 2005. The key SEA stages are:

Screening	Determining whether the PPS is likely to have significant environmental effects and whether an SEA is required
Scoping	Deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report – this is done in consultation with Scottish Natural Heritage, The Scottish Ministers (Historic Scotland) and the Scottish Environment Protection Agency
Environmental Report	Publishing an Environmental Report on the PPS and its environmental effects, and consulting on that report
Adoption	Providing information on: the adopted PPS; how consultation comments have been taken into account; and methods for monitoring the significant environmental effects of the implementation of the PPS
Monitoring	Monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.

The purpose of this Revised Environmental Report is to:

- provide information on the Caithness and Sutherland Local Development Plan
- identify, describe and evaluate the likely significant effects of the PPS and its reasonable alternatives;
- provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Revised Environmental Report.

Key facts about the Caithness and Sutherland Local Development Plan

Name of Responsible Authority
The Highland Council (THC)

Title of Plan, Programme or Strategy
Caithness and Sutherland Local Development Plan

Subject (e.g. transport)
Town and Country Planning

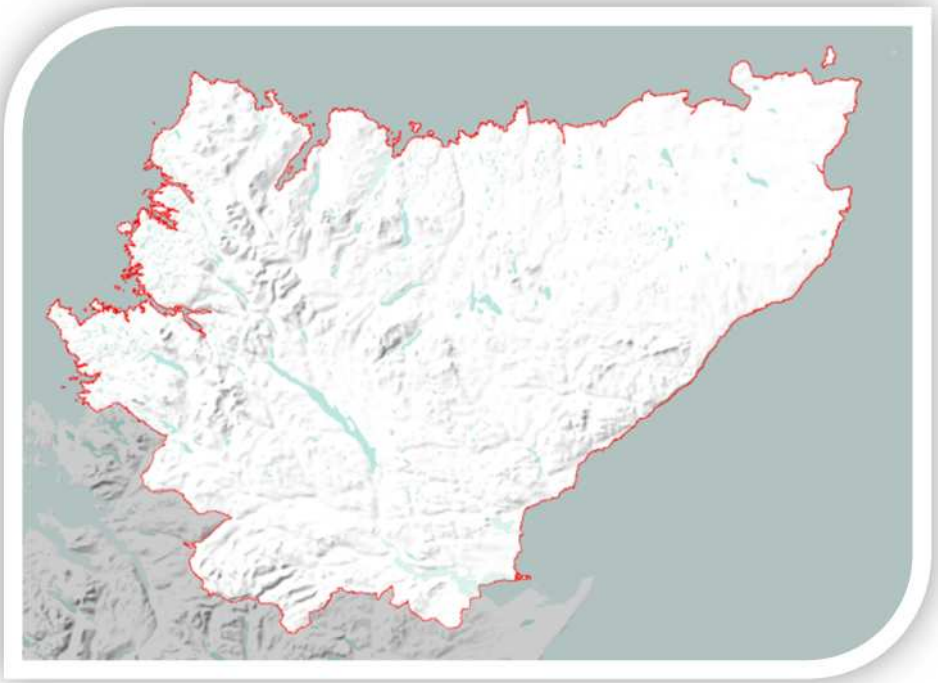
Purpose and or objectives of the PPS
To plan for and help guide the future use of land of the Caithness and Sutherland areas of Highland. It will give confidence to communities and developers in the future of settlements by determining where development should and should not take place. It will contribute towards sustainable development and tackling climate change.

What prompted the Caithness and Sutherland Local Development Plan (e.g. legislative, regulatory or administrative provision)
As a legal requirement of the Planning etc (Scotland) Act 2006, the Highland Council is preparing a Caithness and Sutherland Local Development Plan as the new land use plan for development of a scale and nature that are of local significance. The plan will cover the period from 2016 to 2021 but with a vision and principles extending to 2035. It will replace the Sutherland Local Plan (2010) and the Caithness Local Plan (2002).

Period covered by PPS
2016 - 2035

Frequency of updates
Within a 5 year cycle

Area covered by PPS
The Caithness and Sutherland Local Development Plan extends over an area of 812,997ha. See the map to the right.



SEA activities to date

The table below summarises the SEA activities to date in relation to the Caithness and Sutherland Local Development Plan

SEA Action/Activity	When carried out
Screening to determine whether the PPS is likely to have significant environmental effects	N/A – The PPS falls under the scope of Section 5(3) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. No Screening was undertaken and the plan moved straight to scoping
Scoping the consultation periods and the level of detail to be included in the Environmental Report	A Scoping Report was submitted in December 2012
Outline and objectives of the PPS	Outlined within the Scoping Report submitted in December 2012 (revised for Environmental Report Oct 2014)
Relationship with other PPS and environmental objectives	Outlined within the Scoping Report submitted in December 2012 (revised for Environmental Report Oct 2014)
Environmental baseline established	Outlined within the Scoping Report submitted in December 2012 (revised for Environmental Report Oct 2014)
Environmental problems identified	Outlined within the Scoping Report submitted in December 2012 (revised for Environmental Report Oct 2014)
Assessment of future of area without the PPS	Outlined within the Scoping Report submitted in December 2012 (revised for Environmental Report Oct 2014)
Alternatives considered	Alternatives considered within the Environmental Report Oct 2014
Environmental assessment methods established	Outlined within the Scoping Report submitted in December 2012 (revised for Environmental Report Oct 2014)
Selection of PPS alternatives to be included in the environmental assessment	Outlined within the Scoping Report submitted in December 2012 (revised for Environmental Report Oct 2014)
Identification of environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects	Outlined within the Scoping Report submitted in December 2012 (revised for Environmental Report Oct 2014)
Monitoring methods proposed	Alternatives considered within the Environmental Report Oct 2014
Consultation timescales • Timescale for Consultation Authorities • Timescale for public consultation	Outlined within the Scoping Report submitted in December 2012 (revised for Environmental Report Oct 2014)
Notification/publicity action	October 2014 – January 2015
Preparation of Revised Environmental Report	July – October 2015
Publication of Revised Environmental Report	January 2016

The Plan

Outline and objectives of the Caithness and Sutherland Local Development Plan

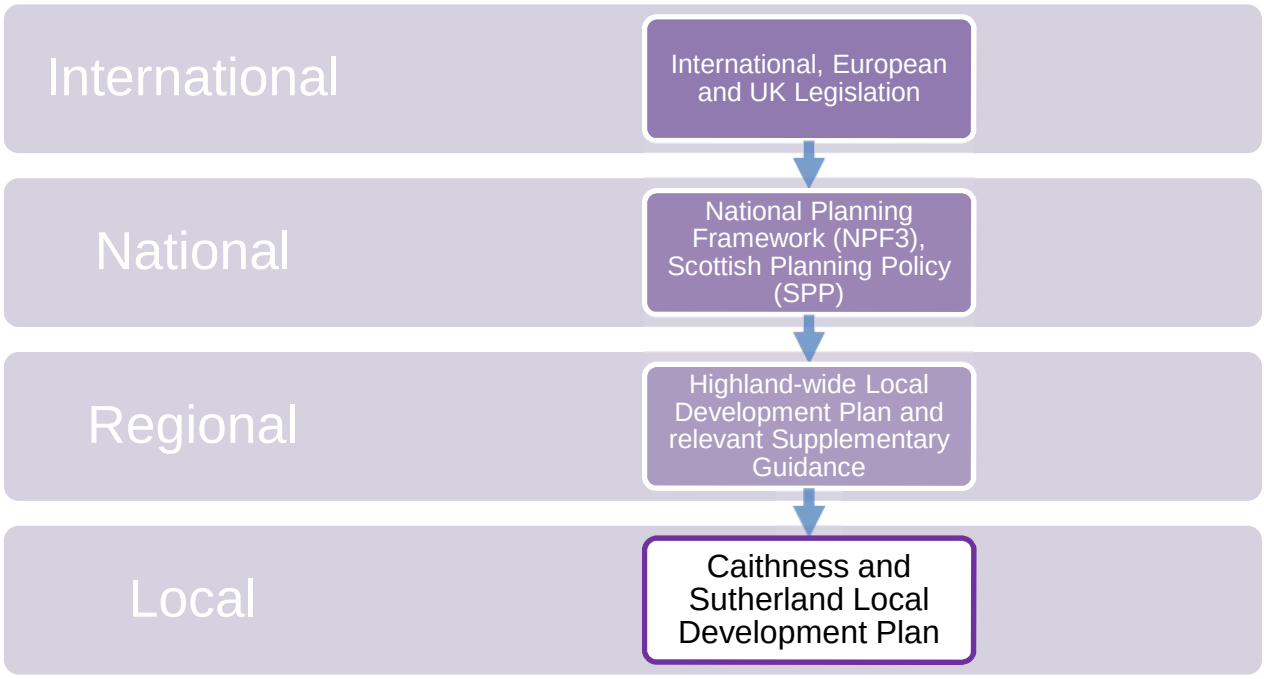
The Highland wide Local Development Plan (HwLDP) sets the strategic planning policy context for the Caithness and Sutherland Local Development Plan (CaSPlan). Based on the HwLDP strategy and the work which has occurred since its adoption CaSPlan sets a vision and spatial strategy for achieving the aims below:

- Establish a strong, diverse and sustainable economy
- Create a network of successful, sustainable and socially inclusive communities
- Enhance transport, communication and utilities infrastructure
- Conserve the environment and promote the built and cultural heritage

The Caithness and Sutherland Local Development Plan will replace the elements of the Sutherland Local Plan (2010) and the Caithness Local Plan (2002) which have been continued in force by The Town and Country Planning (Continuation in force of Local Plans) (Highland) (Scotland) Order 2012. The provisions of the Highland-wide Local Development plan as they relate to land allocations will also be updated.

Relationship with other PPS and environmental protection objectives

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the PPS relationships with other relevant PPS, and how environmental protection objectives have been taken into account in the PPS preparation. This section covers these issues and describes the policy context within which the PPS operates, and the constraints and targets that this context imposes on the PPS.



The key **environmental objectives** to be considered in the assessment and preparation of the CaSPlan, as identified in Appendix 2, include:

- **Biodiversity, flora and fauna**: Highland Council has a duty to further the conservation of biodiversity under the Nature Conservation (Scotland) Act 2004
- **Population and human health:** The Council must plan for changing demographics including forecasts of a declining and ageing population.
- **Climatic factors**: The Climate Change (Scotland) Act 2009 sets out a framework for the reduction of greenhouse gas emissions and a transition to a low carbon economy. The Act introduces a new duty to all public sector bodies to exercise their functions in a way that is best calculated to contribute towards GHG targets of 80% reduction by 2050 with an interim target of 42% by 2020.
- **Material assets:** Delivering sufficient numbers of houses together with sustainable waste management and appropriate infrastructure.
- **Water**: The Flood Risk Management (Scotland) Act provides a statutory framework for delivering a sustainable and risk-based approach to managing flooding. Highland Council has a responsibility under the Act to exercise its functions with a view to managing and reducing flood risk and promotion of sustainable flood risk management.
- **Soil:** Protecting and supporting the enhancement of carbon rich soils and good agricultural land such together with respecting designations such as North West Highland European Geopark.
- **Cultural heritage**: National and regional policy sets out the principles which must be followed in order to care for, protect and enhance our historic environment.

- **Landscape**: The landscape is a defining feature of the area and the Council has a duty to have regard to the desirability of conserving the natural heritage of Scotland under the Countryside (Scotland) Act 1967.

The relevant PPS and associated environmental objectives to be considered in the Environmental Report are shown below. PPS above the national level have typically not been outlined in detail primarily because the environmental protection framework provided by European legislation has been integrated into national and regional plans, policies and guidance.

Legislation, Plans, Programmes or Strategies	Summary of relevant Environmental Objectives to be reflected in CaSPlan
Biodiversity, Flora and Fauna	
Ramsar Convention (Convention on Wetlands of International Importance especially as Waterfowl Habitat) ⇓ EU Birds Directive & EU Habitats Directive ⇓ Habitat Regulations Moray Firth SAC Management Scheme, Revision 2 (2010)	The Habitats Regulations transpose the provisions of the EU Habitats and Birds Directives into Scottish Law and require that Local Development Plans are subject to HRA of their implications for Natura sites. Habitats Regulations also requires protection for European protected species. To establish and maintain a viable population of bottlenose dolphins, and to conserve the condition of subtidal sandbanks within the Firth.
Wildlife and Countryside Act 1981 (as amended) Nature Conservation (Scotland) Act 2004 Wildlife and Natural Environment (Scotland) Act 2011 Protection of Badgers Act 1992	CaSPlan will further conservation of biodiversity consistent with the proper exercise of its functions and protect and enhance precious natural features and wildlife. To prevent the release and spread of non-native animal and plant species into areas where they can cause damage to native species and habitats and to economic interests.
Convention on Biological Diversity ⇓ UK Biodiversity Action Plan/ Scottish Biodiversity Strategy (Scotland's Biodiversity – It's In Your Hands) ⇓ Highland Biodiversity Action Plan	CaSPlan will conserve species and habitats in Caithness and Sutherland that are considered vulnerable or threatened on a local or national basis. In turn the plan will contribute to the conservation of our global biodiversity; promote awareness of local natural resources; promote community engagement in, and ownership of, the practical conservation of natural resources; and promote the sustainable and wise use of resources.
North West Highland Geopark & Flow Country Peatlands of Caithness and Sutherland Management Strategy 2005 – 2015 Scotland's National Peatland Plan 2014	The North West Highland Geopark and the Flow Country (tentative World Heritage Site) are internationally important environments. These plans seek to protect and enhance the areas. CaSPlan will recognise the importance of these sites.
Scottish Planning Policy ⇓ Highland wide LDP	CaSPlan will deliver green networks, consisting of green spaces and green corridors within and around settlements, linking out to the wider countryside.

⬇ Green Networks Supplementary Guidance	
Population & Human Health	
Land Reform (Scotland) Act 2003 ⬇ Highland Council Core Paths Plan (2011)	Establishes the statutory rights of access to land and inland water for outdoor recreation. Prepared under the Act, the Core Paths Plan provides a system of path in Highland which, as a whole, gives the public reasonable access throughout the plan area. CaSPlan will recognise these issues through the Site Assessment process, and where necessary will highlight their importance within specific land allocations in the plan.
Let's Make Scotland More Active' (2003) ⬇ THC Local Transport Strategy ⬇ Active Travel Masterplans	The LTS guides policy and investment on transport within Highland in partnership with other agencies. The LTS acknowledges the Moray Firth has high volumes of traffic along with delays and congestion during commuter periods. This needs to be addressed to remove barriers to development. To promote active travel THC in partnership with The Highlands and Islands Strategic Transport Partnership (HITRANS), a series of Active travel audits and masterplans have been prepared which will inform the CaSPlan.
Soil	
Scottish Soil Framework (2009) Scotland's National Peat Plan (2014)	To promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland, achieved through targeted activities including reducing soil erosion; greenhouse gas emissions from soil; and contamination. CaSPlan will recognise the important soils in the plan area including the important blanket bog in the Flow Country and other carbon rich soils, deep peat and priority peatland habitat,
Water	
EU Water Framework Directive ⬇ Water Environment and Water Services (Scotland) Act 2003 (WEWS) Act ⬇ Scotland River Basin Management Plan (2009)	To prevent deterioration in the status of the water environment, including rivers, lochs, estuaries, coastal waters and groundwaters and protect, enhance and restore all surface water bodies to 'good' status. CaSPlan will safeguard the water environment through the Site Assessment process, and where necessary by safeguarding specific water environments associated with land allocations.
EU Floods Directive ⬇ Flood Risk Management (Scotland) Act 2009	To reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity through improved assessment and the sustainable and coordinated management of flood risk. The Act imposes a new duty on local authorities to exercise their flood risk related functions with a

	view to reducing overall flood risk and establishes the requirement to prepare plans to manage flood risk which will provide a framework for coordinating actions across catchments to deal with all forms of flooding and its impacts. CaSPlan will consider flood risk through the Site Assessment process, and where necessary by requiring Flood Risk Assessments on specific land allocations.
EU Marine Strategy Framework Directive (MSFD) ⇩ Marine (Scotland) Act 2010 ⇩ Pentland Firth and Orkney Waters Marine Spatial Plan	Aims to achieve good environmental status of the EU's marine waters by 2020 and to protect the resource base upon which marine-related economic and social activities depend. The Marine (Scotland) Act transposes the Directive into Scots law and makes provision for a new statutory marine planning system to sustainably manage demands on the marine environment. CaSPlan's intertidal zone along the north coast is shared with the Pentland Firth and Orkney Waters Marine Spatial Plan, the plan will be cognisant of the Marine Spatial Plan.
Air	
EU Air Quality Directive ⇩ The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)	Air quality targets have been set at the European and UK levels. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets objectives for Particulate Matter (PM), oxides of nitrogen (NOx), sulphur dioxide (SO2) and ozone (O3) amongst others.
Climatic Factors	
Climate Change (Scotland) Act 2009 ⇩ Land Use Strategy : Getting the best from our land ⇩ Highland Climate Change Strategy	The Act introduces a new duty on the Council (and all public bodies) to exercise their functions in a way that is best calculated to contribute towards the greenhouse gas reduction targets of reducing emissions by at least 80 per cent by 2050. A national land-use strategy has been prepared under the Act. This identifies key principles for the sustainable use of land, including: encouraging land uses which deliver multiple benefits; land highly suitable for primary uses should be recognised in decision-making; and examining options for restoring derelict or vacant land should be a priority. The Council's own strategy sets out how it will mitigate against the causes of climate change and adapt to the likely impacts. CaSPlan will transpose these higher level legislation and strategies at the local level.
Material Assets	
Scottish Forestry Strategy (2006) ⇩ Control of Woodland Removal Policy ⇩	Environmental objectives include reducing the impact of climate change; making access to and enjoyment of woodlands easier for all to improve health; protect the environmental quality of our natural resources; and help to maintain, restore

Highland Forest and Woodland Strategy	and enhance Scotland's biodiversity. CaSPlan will safeguard assets, and promote access and environmental quality through the Site Assessment and allocation process.
Zero Waste Plan  Highland Council's Emerging Residual Waste Strategy	To achieve a zero waste Scotland, where we make the most efficient use of resources by minimising Scotland's demand on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste.
Cultural Heritage	
Scottish Historic Environment Policy (SHEP)	The three key outcomes presented in the Policy are that the historic environment is cared for, protected and enhanced for the benefit of our own and future generations; greater economic benefits from the historic environment; and that the people of Scotland and visitors to our country value, understand and enjoy the historic environment.
Landscape	
Countryside (Scotland) Act 1967 European Landscape Convention 2004 Scotland's Scenic Heritage (1978) Special Qualities Reports for National Scenic Areas (2010) Caithness and Sutherland Landscape Character Assessment (1998) Citations for the Special Landscape Areas	To promote the protection, management and planning of all landscapes, including natural, managed, urban and peri-urban areas, and special, everyday and also degraded landscape.
Wildness in Scotland's Countryside Policy Statement 02/03  Wildness Qualities Mapping Wild Land Areas (2014)	To protect the elemental qualities of some of Scotland's most remote mountain and coastal areas which many people derive psychological and spiritual benefits.
Scottish Planning Policy  Highland Coastal Development Strategy	Sets a vision for the sustainable use and development of the coast of Highland. Areas of isolated coast identified in the coastal classification within the Strategy has statutory development plans protection under the HwLDP policy.
Other Relevant PPS	
EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.	Public plans and programmes covered by this Directive are subject to an environmental assessment during their preparation and before their adoption. SEA will be carried out on every CaSPlan and an Environmental Report produced.
National Planning Framework 3 (2014)	The National Planning Framework 3 aims to guide Scotland's development to 2030 and sets out strategic development priorities to support the Government's goal of sustainable economic growth. The Framework will play a key role in co-

	ordinating policies with a spatial dimension and will help move Scotland towards a low carbon economy.
Scottish Planning Policy (SPP) (including Circulars and PANs)	SPP sets out the Scottish Government's planning policy on nationally important land-use planning matters. This places planning within the wider context of the Scottish Government's overarching aim to increase sustainable economic growth.
Single Outcome Agreement 3 (SOA3)	Single Outcome Agreement 3 delivers a partnership approach to tackling issues which affect Highland. As part of this there are a number of National and Local Outcomes which have fed into the preparation of the four outcomes which make up the vision of CaSPlan.
Highland-wide Local Development Plan (HwLDP) ⇓ Supplementary Guidance	To continue to provide a strong platform for economic growth, together with adequate levels of housing and community facilities while also protecting and conserving the built and natural environment.
Programme for the Highland Council 2015 – 2017: Highland First	The Council sets out what it wishes to achieve and outlines its political commitments and priorities under three main themes: Community Led Highland; Wee-Served Highland; and A Fairer Highland. This will be complemented by area-specific actions (e.g. for Inverness City) and the programme will run along with the commitments set out in the previous programme "Working Together for the Highlands". Protecting and enhancing the environment, a more efficient transportation network and improving sustainability are important considerations.
National Renewables Infrastructure Plan (N-RIP) ⇓ Pilot Pentland Firth and Orkney Waters Marine Spatial Plan	To support the development of a globally competitive offshore renewables industry. The Council is one of three key partners developing a pilot Marine Spatial Plan for the Pentland Firth and Orkney Waters (PFOW). A key element of the emerging marine spatial planning policy arena is the integration of marine and terrestrial planning. The jurisdictions between both of these planning areas overlap at Mean High Water Springs and Mean Low Water Springs respectively.

By carrying out this analysis and the more general site analysis as part of the plan making process it has facilitated the development of a Local Development Plan which gives due consideration of the necessary plans, policies and strategies which may affect and those which may be affected by the Caithness and Sutherland Local Development Plan.

Relevant aspects of the current state of the environment

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of "the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme", and "the environmental characteristics of areas likely to be significantly affected". This section aims to

describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS.

The purpose of this section is to provide enough environmental baseline data to:

- support the identification of environmental problems;
- support the process of assessing the environmental effects; and
- provide a baseline against which future monitoring data can be compared.

General

The Caithness and Sutherland Local Development Plan covers an area of 7,876 sq km. This is 10% of Scotland.

This section of the Environmental Report is split by SEA Topic as defined by the Environmental Assessment (Scotland) Act 2005. A table and maps showing baseline data can be found in Appendix 2.

Biodiversity, Flora and Fauna

Natural heritage designations cover a range of habitats in the CaSPlan area. In designated sites there are:

Designation	Number of Sites	Area covered (Hectares)	Percentage of CaSPlan area
Site of Special Scientific Interest	150	254,193	31.3%
Special Area of Conservation	29	354,973	43.6%
Special Protection Area	15	239,356	29.4%
National Nature Reserve	4	12,516	1.6%
Ramsar	3	152,819	18.8%
Marine Protected Areas	2	12,392	N/A
Seal Haul-out Areas	15	N/A	N/A

There are also a number of forestry designations across Caithness and Sutherland:

Designation	Number of Sites	Area covered (Hectares)	Percentage of CaSPlan area
Semi-natural woodland	1338	12,898.7	1.59%
Ancient and Long Established Woodland	1010	5,059.4	0.62%
Tree Preservation Orders	8	29.6	0.0036%

The following habitats occur in Highland (many of which in the area covered by the Caithness and Sutherland Local Development Plan) and are priority habitats in the UK Biodiversity Action Plan (UK):

- Ancient and/or species rich hedgerows
- Blanket bog
- Blue mussel beds
- Calaminarian grasslands
- Carbonate mounds
- Maerl beds
- Martime cliffs and slopes
- Mestotrophic lakes
- Mountain heaths and willow scrub
- Mud habitats in deep water

- Cereal field margins
- Coastal and floodplain grazing marsh
- Coastal saltmarsh
- Coastal sand dunes
- Coastal vegetated shingle
- Deep sea sponge communities
- Estuarine rocky habitats
- Eutrophic standing waters
- Fens
- File shell beds
- Fragile sponge & anthozoan communities of subtidal rocky habitats
- Inland rock outcrops and scree habitats
- Intertidal boulder communities
- Limestone pavements
- Lowland calcareous grassland
- Lowland dry acid grassland
- Lowland heathland
- Lowland meadows
- Lowland wood pasture and parkland
- Machair
- Mudflats
- Native pinewood
- Oligotrophic and dystrophic lochs
- Open mosaic habitats on previously developed land (brownfield sites)
- Ponds
- Purple moor grass and rush pasture
- Reedbeds
- Rivers
- Saline lagoons
- Seagrass beds
- Seamount communities
- Sheltered muddy gravels
- Tidal rapids
- Traditional orchards
- Upland calcareous grassland
- Upland flushes, fens and swamps
- Upland hay meadows
- Upland heathland
- Upland mixed ashwoods
- Upland oakwood
- Wet woodland

The protected species known to be found in Highland are listed in Appendix 2 of the Statutorily Protected Species Supplementary Guidance. Many sections of the coastline are important for breeding seabirds and much of the north and east coastline and the associated offshore environment is designated as Special Protection Area. Much of the north and west coast has been classified as isolated coast.

Wild Deer are an important element of Scotland's biodiversity and ecology, an economic asset and valued as an iconic species. They are present across Caithness and Sutherland.

Green networks help to create a sense of place by providing spaces to socialise, take part in sport, recreation and play while also making a significant contribution to the biodiversity of the area. Green networks should be a facilitating feature which enables the delivery of high quality development which integrates with green networks and aids the protection and enhancement of the network. Green networks have been identified in some of the settlements in CaSPlan and the strategy map recognises that there is the potential for enhancements in any of the settlements.

Population and Human Health

The current population of the plan area is 37,020 but this is expected to decline to 35,556 by 2031. The current population density is 5.1 people per square km compared to the Highland population density of 8.7 people per square km and 67.4 for Scotland. Sutherland is the most sparsely populated area of Scotland with only 2.2 people per sq km.

The census is one of the most effective methods we have of gathering information on the health of our population. In Highland the percentage of those with a long term limiting illness is 18.6% which is below the 19.6% average in Scotland as a whole.

Soil

Given the scale of the Plan area and the diversity of its landscapes and uses there are a wide range of soil types. Appendix 2 shows a map produced by Scotland's Soils showing the different types of soils in Scotland. It can be seen from this map that there a number of different types of peat based soils and large areas of peatland. This information is supplemented by Map 6 of the Land use Strategy for Scotland showing the depth of peat in Highland. The plan area includes the Flow Country which is the largest expanse of blanket bog in Europe and many parts of Sutherland have peaty soils. Peat is important in terms of its carbon storage properties and the habitats (many of which are water dependant) which it provides. The removal and disturbance of peat can mean the stored carbon is released and may contribute to climate change. Scottish Natural Heritage's Information note 318 provides a reproducible method for categorising the carbon richness of soil mapping units produced by the soil survey of Scotland. While this work has not been carried out, the carbon storage potential of soil is recognised.

The soil capability in the plan area varies considerably. While there is no class 1 prime agricultural land or Class 2, there are areas of Classes 3.1 and 3.2. The plan will take the approach to prime agricultural land as set out in Scottish Planning Policy as confirmed by the Highland-wide Local Development Plan.

Water

The quality of the water environment is generally very good in Caithness and Sutherland. The freshwater environment is recognised internationally for its importance as a spawning ground for wild salmon and its use in the whisky making process. The many lochs and rivers that characterise the local area are important for local economies and provide the scenic backdrop that encourages visitors to the area. The Dornoch Firth and wider Moray Firth areas are also internationally renowned with a number of the coastal areas protected by international legislation. The River Basin Management Plan (RBMP) Area Management Plans provide valuable baseline information on the quality of water in Highland. The plan area is covered by the North Highland RBMP Area Management Plans.

As part of this SEA we have considered Strategic Flood Risk Assessment (SFRA) for the area. Flood risk was considered during the site assessment work and where relevant has been factored into developer requirements for sites to provide mitigation. It is considered that, given the smaller-scale nature of sites allocated and of potential development, this is a suitable and proportionate approach to SFRA. In the commentary for each settlement in the summary of site assessment findings, an overview of strategic flood risk issues has been included where relevant.

Climate Change

In Highland one of the main contributors to climate change is transportation due to the emissions of carbon dioxide. High levels of CO2 and other "greenhouse gases" in the atmosphere are thought to accelerate the Earth's natural warming. Warming is predicted to have a variety of environmental consequences including increased frequency and severity of storm events, as well as rises in sea level, which may have an affect on the coastal communities throughout the plan area. Changes in rainfall patterns could lead to increased erosion and pollution associated with surface run-off. Renewable Heat has the potential to make a substantial contribution to the reduction of carbon emissions in Highland, and will be crucial in achieving the goals of the Carbon CLEVER initiative.

Material Assets

For the purposes of this Environmental Report waste, access, open space and transport are considered to be material assets. In terms of waste it is considered that the materials and management of waste as a result of development is a key consideration given the potential location and scale of development.

The HwLDP sets out our commitment to the Government's Zero Waste Plan, Scottish Planning Policy and the Council's Municipal Waste Strategy which is currently undergoing review. No localised Energy from Waste treatment facilities have been permitted since the publication of the

Council's extant Municipal Waste Strategy in 2009 and additional operational waste management infrastructure capacity is required to meet Zero Waste Plan targets. SEPA's Regional Capacity Table - 2011 Data estimated that there was a requirement for:

- 185,000 tonnes of additional capacity;
- 135,000 tonnes of additional capacity to manage source segregated recyclable;
- 50,000 tonnes of additional capacity to manage unsorted waste; and
- 2,500,000 tonnes of additional capacity to meet the rolling 10 year landfill capacity.

In terms of access to the outdoors the Council's Local Transport Strategy 2010/11 – 2013/14 provides the key information on this valuable material asset including the level of access infrastructure as set out in the table below:

Access Resource	Distance (km)	%
National Cycle Networks	532	3.9
Core Paths	2,572	19.0
Rights of Way	3,668	27.2
Roads	6,730	49.8
Total	**13,502**	**100**

Note: *This information is Highland-wide.*

The Highland area has a diverse transportation network encompassing one of the longest road networks in Scotland. Generally the transport infrastructure across Highland comprises of:

- 6,730km/4,182 miles of locally adopted road;
- 1400 bridges (span greater than 3 metres) and 700 structural culverts (up to 3 metres);
- 951km of trunk road;
- 108 harbours, slipways and piers; and
- 2 airports

Cultural Heritage

There are a number of cultural and built heritage features in the Plan area. These are set out in the table below:

Designation	Number of Sites	Area covered (Hectares)
Schedule Monuments	598	1,101
Listed Buildings	A – 66 B – 552 C - 349	N/A
Gardens & Designed Landscapes	7	5.8
Conservation Areas	4	60.6
Inventory of Historic Battlefields	1	-

The Highland Historic Environment Record includes 18,713 records of all known archaeological sites, historic buildings and historic landscapes that make up the archaeological and historical heritage of the Highland area.

Landscape

This local development plan covers a large area and therefore it can be expected the landscape varies significantly across the area. The Caithness and Sutherland Landscape Character

Assessment covers the plan area and describes the changes in landscape. The Munro's, Corbett's and other hills and mountains are key features in the landscape and attract visitors to the area year after year.

Wild land areas are key features of the landscape and this is recognised by its inclusion within Policy 57 of the Highland-wide Local Development Plan as a feature of Local Importance. The detailed mapping of Wild Land Areas has now been published and has been used as part of our site assessments. There are 10 Wild Land Areas within (or partly within) the CaSPlan area. Scottish Planning Policy (2014) has identified wild land areas as nationally important but it is not a statutory designation.

There are nationally important landscapes in the area and these are recognised by being designated as National Scenic Areas (NSAs). There are 4 NSAs within the plan boundary (Dornoch Firth, Kyle of Tongue, NW Sutherland and Assynt-Coigach).

There are 10 Special Landscape Areas within the plan, citations for these have been prepared and are available online. Small amendments to the boundaries of these areas are up for consideration as part of the consultation on the Caithness and Sutherland Local Development Plan.

The key facts and the baseline information collated for this environmental report has helped us to identify some environmental problems in the Highland area. Environmental problems that affect the area are identified in Table 3. Some of the negative trends highlighted in this table are likely to continue if Caithness and Sutherland LDP is not brought forward.

Designation	Number of Sites	Area covered (Ha)	Percentage of CaSPlan Area
Special Landscape Area	10	162,737	20
National Scenic Area	4	193,605	23.9
Wild Land Area	10	398,434	49

Gaps/Unreliability of Baseline Data

Much data and information was available through the Consultation Authorities, the Scottish Government and there was a wealth of information on offer to the Highland Council to inform the baseline data for this Environmental Report. However, there are a number of factors which can limit the validity of this data:

- Some parts of the plan area have been studied more widely than others. Therefore, the quality and accuracy of information for some areas will be greater than for others;
- Collation of data has predominantly been gathered at a Highland wide basis, therefore it has proved difficult to disaggregate these to information that covers just the Caithness and Sutherland Local Development Plan area; and
- The data relevant to this Report is held in different forms. If information is held in databases and Geographic Information Systems it can be more easily queried than information which is only in the printed form in reports, books or even on websites.

Environmental problems

Schedule 3 paragraph 4 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of existing environmental problems, in particular those relating to any areas of particular environmental importance. The purpose of this section is to explain how existing environmental problems will affect or be affected by the Caithness and

Sutherland Local Development Plan and whether the PPS is likely to aggravate, reduce or otherwise affect existing environmental problems.

Environmental problems that affect the Caithness and Sutherland Local Development Plan are similar to those which affect the Highlands as a whole. These environmental problems are identified in the table below. The environmental problems have been identified using the baseline data available in Appendix 2 and refined following consultation authorities responses.

The negative trends highlighted in this table are likely to continue if there are no planning policies to help guide development to appropriate locations subject to suitable planning conditions.

Table 3: Environmental Problems Relevant to Caithness and Sutherland Local Development Plan

SEA Issue	Potential Environmental Impact resulting from Caithness and Sutherland Local Development Plan	Implications for Caithness and Sutherland Local Development Plan
Biodiversity, flora, fauna	Stress on biodiversity and loss of habitat resulting from development. Conflicts between designated areas and economic development. Vulnerability of rare and endangered flora and fauna to changes in climate. Loss of native, ancient, long established and semi-natural woodland cover. Loss of habitats and roosts for protected species. Potential for cumulative impacts on protected species. Potential indirect effects on designated sites.	The local development plan needs to ensure a balance between the demand for development while protecting the quality and character of the environments.
Population and human health	Potential for development to put increased pressure on the natural environment in terms of water and waste water capacity, energy supply and transport links. Limited opportunity for active travel in more remote parts of Highland.	The local development plan will identify mitigation measures for each allocation and its alternative (where appropriate) to ensure key infrastructure provision as detailed does not impact on the natural environment to a negative extent.
	An ageing population is likely to result in housing needs of the population diversifying. It mat also put different pressures on services in more rural areas.	The local development plan will look at accommodation where a higher level of assistance is sought to be located close to local services.
Soil	Erosion. Potential contamination from waste storage. Impact of loss of good quality soils (including those identified as prime agricultural and/or carbon rich) through development. Generation of waste soils.	The Local Development Plan will seek to deliver development in line with the policy approaches as set out in SPP and the Highland-wide Local Development Plan.
Water	Flooding, drainage and erosion resulting from infrastructure and changing climate. The need to sustain water supply and sewage treatment. Tidal, pluvial and fluvial flood risk to new and existing development. Reduced quality of watercourses and the coastal	The local development plan will promote the development of sites which will lead to the sustainable use of resources, including water. It will seek not to allocate sites which substantial sections of the site are at a medium to high flood risk and where sites are allocated to put

	environment.	in place mitigation.
Climatic factors	Lack of sustainable design. Impact of sea level rising. Movement of species in the face of climate change.	The local development plan should seek to allocate sites which will aid the reduction in greenhouse gas emissions through development of mixed use sites, and better active travel connections, where appropriate, will be identified as a requirement of development on sites. Ensure allocations avoid sites at risk from sea level rising or which might prejudice coastline management measures to respond to sea level rising.
Material assets	Increase travel/energy needs. The challenge of managing access to the natural environment.	The local development plan will allocate sites which link well with active travel opportunities. Ensure protection of paths and safeguarding of access rights. The local development plan will identify sites for the provision of waste management facilities within existing business and industrial areas. Land allocations will, where appropriate, contain requirements for the provision of recycling facilities.
Cultural heritage	Stress on the historical environment resulting from development.	The Local Development Plan will protect the historic environment through the application of the policy framework in the Highland wide Local Development Plan and avoid development which may have an adverse impact on historic environment features.
Landscape	Wind farm developments affecting scenery and wildlife/ impact on landscape character and cumulative impacts. Development of new housing and infrastructure. Poor siting and design eroding the quality of both townscapes and landscapes. Negative impact of development on traditional crofting settlement character. Loss of local landscape character. Attrition of wild land and wildness qualities. Impact of development on isolated coast.	The local development plan should encourage responsible development of all landscapes (as per the European Landscape Convention). Development should be sited and designed to fit with the landscape character, whilst local distinctiveness and identify are retained and/or enhanced as detailed within the relevant Landscape Character Assessment. In crofting areas, developments should respect the character of the crofting settlements, particularly with regard to siting, scale and design. Through the HwLDP Wild Land Areas will be identified and will be safeguarded through policy.

Expected Environmental Implications without CaSPlan

It is considered that without CaSPlan there would be increasing adverse impacts on the Caithness and Sutherland environment from development. This is primarily because the existing planning policy does not provide sufficient guidance to direct development to the best locations. The Highland-wide Local Development Plan contains a number of general policies in relation to the strategic protection and safeguarding of the environment. However it relies upon up-to-date area specific development plans to provide a framework to support these policies in the local context.

The Caithness Local Plan is now over a decade old and many of the proposals within it do not fit within the current context of the area. The Caithness Local Plan was also not subject to any kind of Strategic Environmental Assessment or Habitats Regulations Appraisal. Although the policies and site allocations within the Sutherland Plan were subject to SEA the plan was adopted in 2010 and it too is due to be renewed.

The CaSPlan will provide a planning framework which will guide decisions on where development should and should not go for the next 10 years. The Plan will promote development in the most appropriate locations with due consideration to current statutory obligations. Therefore there is potential for positive development and environmental improvements to be delivered from the preparation of a new local development plan.

Assessment Approach and Methodology

Assessment of Environmental Effects

The baseline information from the previous sections is applied to consider whether the Caithness and Sutherland Local Development Plan is likely to have significant environmental effects (positive and negative).

Outline of reasons for selecting alternatives
As part of the production of a Local Development Plan, a Main Issues Report must be produced detailing the different areas which will be covered by the Local Development Plan and reasonable alternatives to this approach. This was the main driver for selecting the reasonable alternatives. The assessments of the alternative policy approaches can be seen in appendix 3c and the assessment of alternatives sites at appendix 4c.

The policy alternatives emerged from a variety of research and analysis. The preparation of the Monitoring Report helped to indicate the current state of the environment and highlighted the performance of the current planning policy framework including key issues contained in the Highland-wide Local Development Plan (2012), existing Local Plans (Sutherland (2010) and Caithness (2002)) and national policy/guidance.

For the purpose of the Strategic Environmental Assessment, the Council will not look at the alternative of not producing a Caithness and Sutherland Local Development Plan as this is not considered a reasonable alternative. However, this has already been covered to an extent in the previous section; 'Likely evolution of the environment without the Caithness and Sutherland Local Development Plan'.

Vision and Spatial Strategy
The Vision and Spatial Strategy for the CaSPlan has been developed following discussions with a wide range of partners and we think it supports both the Council's Programme and the Single Outcome Agreement 3. Minor modifications have been made following the MIR consultation and it has been re-assessed for potential environmental effects. A reasonable alternative of carrying forward the existing Highland-wide Local Development Plan Vision for the Caithness and Sutherland area was identified in the MIR, however it is less up to date and has not been prepared in the context of the Single Outcome Agreement 3.

Policy Approaches
While the majority of General Policies are contained within the Highland-wide Local Development Plan the following policy approaches have been deemed necessary within the Caithness and Sutherland Local Development Plan area. A preferred approach and reasonable alternatives were assessed at MIR stage. The alternative policy approaches assessments can be found in appendix 3c.

Policy 1: Town Centre First
The policy approach applies to Brora, Dornoch, Golspie, Thurso and Wick and the Council will not support any proposal for development that is likely to have an adverse effect on the vitality and viability of those settlement centres. The alternatives to this approach at MIR stage were either a more flexible approach whereby we do not have a settlement centre policy and do not define settlement centres, instead relying on Highland-wide general policies, or a more rigid approach where we identify centre boundaries for all settlements.

Policy 2: Delivering Development
This policy approach ensures that there a number of factors taken into consideration in the determination of all planning applications across Caithness and Sutherland. This policy approach was not assessed at MIR stage.

Policy 3: Growing Settlements

This policy approach supports the development of smaller settlements. Development proposals that are contained within, round off or consolidate the Growing Settlements will be assessed against the extent to which they:

- Take account of the issues and placemaking priorities;
- Are likely to help sustain facilities in that settlement;
- Are compatible in terms of use, spacing, character and density with development within that settlement;
- Can utilise spare, existing capacity in the infrastructure network (education, roads, other transport, water, sewerage etc.) within that settlements or new/improved infrastructure could be provided in a cost efficient manner;
- Avoid a net loss of amenity/recreational areas significant to the local community; and
- Would not result in an adverse impact on any other locally important heritage feature (which may include a war memorial, burial ground, important public viewpoint/vista or open space).

The alternative to this approach would be either more rigid i.e. all of the above criteria must be met or more flexible i.e. for development to be supported it only needs to meet some or certain criteria.

Special Landscape Areas

The policy framework for Special Landscape Areas (SLAs) is set out within the Highland-wide Local Development Plan. What was up for debate at MIR stage was the boundaries of these Special Landscape Areas. The preferred approach and what is carried forward in the Proposed Plan, is to retain most of the SLA boundaries as they are, whilst amending some of the boundaries to ensure that SLA boundaries fully enclose areas of similar landscape character and quality. An alternative option which was assessed at MIR stage, was to carry forward all the SLAs unchanged from the Highland wide Local Development Plan.

Housing in the Countryside – Hinterland Boundary

The policy approach for housing in the countryside within the hinterland around towns and out with the hinterland is set out in policies 35 and 36 of the Highland wide Local Development Plan. At MIR it was suggested that there should be no boundary changes made to the hinterland around Tain, which includes areas around Dornoch, Embo and Edderton. The Proposed Plan is keeping the boundary the same.

Alternative Sites

Over 145 sites were submitted to us when a CaSPlan "Call for Sites" was carried out in 2013. In addition we have considered all:

- existing adopted local plan sites to determine whether they should be brought forward into the Caithness and Sutherland Local Development Plan
- locations identified for development as part of the Wick and Thurso charrettes
- relevant sites within the Scottish Vacant and Derelict Land Survey;
- sites submitted to the targeted call for sites as part of the North Highland Onshore Vision

This resulted in around 750 sites across the whole LDP area. For the Main Issues Report, sites where identified as either preferred, non-preferred or alternative and were assessed as part of the SEA process. Through the MIR consultation a small number of new sites were suggested and these have also been subject to SEA site assessment. We have had wide ranging and early input to these assessments from a variety of sources such as Access Officers, Contaminated Land Unit, Flood Team and from the Consultation Authorities. Following consideration of the representations on each of the sites shown in the MIR and the additional sites consultation the Council has refined the sites which are included in the Proposed Plan. The assessments for the site allocations can be found in appendix 4b and the non-allocated sites can be found in appendix 4c.

Assessment methodology
The polices (and their alternatives) described above have been assessed against the range of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005. Comments from the Consultation Authorities (SNH, SEPA and The Scottish Ministers (Historic Scotland) have been taken into account regarding the methods, scope and level of detail in this Revised Environmental Report.

As described in the Scoping Report for the Caithness and Sutherland LDP we are using an assessment matrix for the assessment of the strategy and vision and policy approaches. To assess the sites we used a specific detailed Site Assessment Matrix. The matrices also identify appropriate mitigation measures for each of the sites. Following the publication of the Scoping Report we were asked to trial a pilot site assessment matrix developed by the Consultation Authorities. Following discussions with the Consultation Authorities, some amendments were made to the pilot matrix and we agreed on an adapted matrix that would be used.

Detailed matrices can be found in Appendices 3b and 3c (Vision and Spatial Strategy and general policies) and Appendices 4b and 4c (Site Assessments). The site assessment matrix and checklist is shown in Appendix 4a.

SEA Objectives
A number of objectives were identified at scoping stage and have been refined following comment from the consultation authorities.

As air quality within Caithness and Sutherland is very good it has been scoped out following responses from the Consultations Authorities to the Scoping Report. There are no Air Quality Management Areas within or near the Plan area and no known candidate sites.

SEA Topic	SEA Objectives
Bioiversity, Flora and Fauna	To conserve and where possible enhance biodiversity and accord to the protection of valued nature conservation habitats and species
Population and Human Health	To improve the living environment for all communities and promote improved health of the human population
Soil	Safeguard the soil quality, geodiversity and improve contaminated land
Water	Manage and reduce flood risk and protect the water environment
Climatic Factors	Reduce greenhouse gases and contribute to the adaptation of the area to climate change
Material Assets	Manage, maintain and promote sustainable use of material assets
Cultural Heritage	Protect and enhance, where appropriate, the area's rich historic environment
Landscape	Protect and enhance the character, diversity and unique qualities of the landscape

The Vision and Spatial Strategy, policies and policy tools have been considered against a range of key considerations which are set out in Appendix 3b.

In the site assessments (Appendix 4b) a series of questions were answered. For clarity the table below sets out which question relates to which SEA objective:

SEA Objective	Site Assessment Consideration Question
1	5a, 5b, 5c, 5d, 5e, 5g
2	8a, 8b, 10a, 10b, 10c, 10d, 10e
3	5f, 11a, 11b, 11c, 11d, 12a, 12b
4	1a, 1b, 1c, 3a, 9b
5	2a, 4a, 6a
6	7a, 7b, 9a, 13a, 13b, 13c, 13d
7	16a, 16b, 16c, 16d, 16e, 16f, 16g, 16h
8	14a, 14b, 15a, 15b

Strategic Environmental Assessment and Habitats Regulations Appraisal

When undertaking this Strategic Environmental Assessment, The Council has been conscious of the overlap in work between the Strategic Environmental Assessment and the Habitats Regulations Appraisal work which is required to be undertaken. With this in mind SEA objective 1 and the site assessment work was used to inform an initial screening to help identify which elements of the plan may have an effect on a European designated site either alone or in-combination.

A Habitats Regulations Appraisal Draft Record has been produced through partnership working with Scottish Natural Heritage, and is published alongside the Caithness and Sutherland Proposed Local Development Plan.

Assessment of the Caithness and Sutherland Local Development Plan

The vision and spatial strategy, policies and policy tools contained within the Caithness and Sutherland Local Development Plan have been assessed using the framework and methodology described earlier in this Revised Environmental Report. A summary of the assessment findings are shown below, the full findings are shown in Appendix 3b for the Vision/Spatial Strategy, policies and policy tools and Appendix 4b for the allocated sites.

Caithness and Sutherland Vision and Spatial Strategy

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+	+	+	+	+
2	=	+	+	+	+
3	+/-	+/-	+/-	=	=
4	+/-	+/-	+/-	+/-	+/-
5	+	+	++	+	+
6	+/-	+/-	+/-	=	=
7	+/-	+/-	+/-	+/-	+/-
8	+	+	+	+	+

The vision is based on four outcomes linked to the Single Outcome Agreement 3. Economic development is a key element of the vision and whilst this is not a consideration of SEA, the vision

sets out how economic growth in the area can be achieved with little impact on the environment. It is anticipated that the vision will have no/little negative impact on the environment but have significantly positive effects in terms of SEA Objective 5.

Policy 1: Town Centre First

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	=	=	=	=	**=**
2	+	+	+	+	**=**
3	+	+	+	+	**+**
4	=	=	=	=	**=**
5	+	+	+	+	**=**
6	+	+	+	++	+
7	+/-	+/-	+/-	+/-	+/-
8	**=**	**=**	**=**	**=**	**=**

This policy is likely to have some positive environmental effects but have significant positive effects in relation to SEA Objective 6. Due to the nature of the policy there are many SEA Objectives where there will be little or no impacts. However the application of this policy in combination with the general polices of the Highland wide Local Development Plan, it is likely that the overall effect would be positive.

Policy 2: Delivering Development

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+	+	+	+	+
2	+	+	+	+	+
3	=	=	=	=	=
4	+	+	+	+	+
5	+	+	+	+	+
6	+	+	+	+	+
7	=	=	=	=	**=**
8	**=**	**=**	**=**	**=**	**=**

This policy is likely to have some positive effects on SEA Objectives 1, 2, 4, 5 and 6 due to the policy's support for delivery of supporting infrastructure. In some cases this will simply mitigate

against the effects of development and in other circumstances may have a more significantly positive effect but this will vary between sites depending on the opportunities to deliver these improvements.

Policy 3: Growing Settlements

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+/-	+/-	+/-	+/-	**+/-**
2	+	++	++	++	**=**
3	=	=	=	=	**=**
4	+	+	+	+	+
5	+	++	++	++	+
6	+	+	+	+	+
7	+/-	+/-	+/-	+/-	+/-
8	+	+	+	+	+

This policy approach is likely to have significant positive environmental effects on SEA Objectives 2 and 5. It is not anticipated that there will be any negative environmental effects from this policy approach.

Special Landscape Areas

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	=	=	=	=	**=**
2	=	=	=	=	**=**
3	=	=	=	=	**=**
4	=	=	=	=	**=**
5	=	=	=	=	**=**
6	=	=	=	=	**=**
7	=	=	=	=	**=**
8	+	+	+	+	+

It is unlikely that this approach will have an effect on any of the SEA Objectives other than the one related to landscape character and qualities where there may be a minimal positive effect at a local and regional scale as the protective policy approach from the Highland wide Local Development Plan will be applied to a wider area.

Housing in the Countryside – Hinterland Boundary

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	=	=	=	=	=
2	=	=	=	=	=
3	=	=	=	=	=
4	=	=	=	=	=
5	=	=	=	=	=
6	=	=	=	=	=
7	=	=	=	=	=
8	+	+	+	+	+

It is unlikely that maintaining the hinterland boundary around Tain will have any significant effects, positive or negative on any of the SEA Objectives. It may have some minor positive effects on maintaining landscape character (SEA Objective 8) by having a more restrictive approach to housing development within the hinterland boundary.

Summary of Proposed Plan allocations

There are 101 sites in the Proposed Plan (this does not include 7 long term sites). Long term sites are not allocations, they are an indication of the likely preferred direction of growth once allocated sites are built out/beyond the Plan period. Therefore of the 101 allocated sites, they break down into the following uses:

Site use	Number of sites	Across this number of settlements	Allocated sites total area by use (ha)
Housing	29	13	82.3
Business	10	8	30.5
Industry	11	8	100.1
Community	9	6	64.2
Mixed Use	42	13	181

In most cases the sites are wholly or mainly unbuilt. There are some sites which already have planning permission on part or all of the site and in some cases some development has occurred. An example would be the Mountpleasant housing site at Thurso. It should be noted in particular that amongst the sites for which the use is business or industrial, there are some sites which are already well-established business parks or industrial estates; the hectareage indicated in the table above is for the entire site as identified in the MIR and therefore includes existing business and industrial activities. An example would be Wick Business Park. In such cases clearly the potential for new business and industrial development is through taking up vacant plots, intensification of use or redevelopment and hence would be of significantly lower hectareage than the total area of the site.

Assessment of cumulative and synergistic effects

In this section we have sought to assess the cumulative effect of the plan as a whole. This takes into consideration the realisation of the vision and spatial strategy in combination with a level of development commensurate with the allocated sites within the Proposed Plan.

Cumulative impacts may be seen where all or some of the local development plan sites are brought forward therefore we have carried out three cumulative assessments which consider different levels of development being brought forward. These assessments were undertaken using the same methodology as used for the assessment of the vision/spatial strategy and policy approaches.

The cumulative assessments consider the vision/spatial strategy in combination with the application of the policies and policy approaches of the plan and a high (100% of all allocated sites), medium (60% of all allocated sites) and low (30% of all allocated sites) level of development which may be brought forward.

The results of these assessments can be found in Appendix 5 – Cumulative Assessments and are summarised below:

Cumulative Assessment 1 – 100% of all preferred development sites built out

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+/-	+/-	+/-	+/-	**+/-**
2	+/-	+	+	+	**+**
3	+/-	+/-	+/-	+/-	**+/-**
4	+/-	+/-	+/-	+/-	**+/-**
5	+	+	+	+	**+**
6	+/-	+/-	+/-	+/-	**+/-**
7	+/-	+/-	+/-	+/-	**+/-**
8	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and all of the preferred sites being built out, there will be some positive effects on the environment in terms of delivery of green infrastructure and reducing the need to travel. However there may also be negative effects in relation to landscape impact but this could be mitigated on a site by site basis.

Cumulative Assessment 2 – 60% of all preferred development sites built out

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+/-	+/-	+/-	+/-	**+/-**
2	+/-	+	+	+	**+**
3	+/-	+/-	+/-	+/-	**+/-**
4	+/-	+/-	+/-	+/-	**+/-**

5	+	+	+	+	**+**
6	+/-	+/-	+/-	+/-	**+/-**
7	+/-	+/-	+/-	+/-	**+/-**
8	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and a medium level of development of the preferred sites, there will be some positive effects on the environment in terms of delivery of green infrastructure and reducing the need to travel. However there may also be negative effects in relation to landscape impact but this could be mitigated on a site by site basis. These positive and negative effects may not be as significant given the lower level of development which may come forward.

Cumulative Assessment 3 – 30% of all preferred development sites built out

SEA Objective	Timescale			Magnitude	
	Short Term	Medium Term	Long Term	Local	Regional
1	+/-	+/-	+/-	+/-	**+/-**
2	+/-	+/-	+	+	**+/-**
3	+/-	+/-	+/-	+/-	**+/-**
4	+/-	+/-	+/-	+/-	**+/-**
5	+	+	+	+	**+**
6	+/-	+/-	+/-	+/-	**+/-**
7	+/-	+/-	+/-	+/-	**+/-**
8	**+/-**	**+/-**	**+/-**	**+/-**	**+/-**

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and a low level of development of the preferred sites, there will be some positive effects on the environment in terms of delivery of green infrastructure and reducing the need to travel. However there may also be negative effects in relation to landscape impact but this could be mitigated on a site by site basis. These positive and negative effects may not be as significant given the lower level of development which may come forward.

Summary of Site Assessment Findings

This section summarises the key findings from the assessment of site allocations (including long term sites) in the Proposed Plan. The full assessments can be found in Appendix 4b.

Sites with Significant Effects

The table below sets out the sites which have been identified as having a significant effect (either positive or negative) on the environment. Also included is the relevant SEA question(s) which is significantly effected:

Settlement	Proposed Plan Site Reference	SEA Question(s)	Significant Positive Effect Pre-mitigation	Significant Negative Effect Pre-mitigation	Significant Positive Effect Post-mitigation	Significant Negative Effect Post-mitigation
Bonar Bridge	BB02	3a		X		
Brora	BR02	11a, 11d	X		X	
Brora	BR04	11a, 11d	X		X	
Brora	BR08	11c		X		X
Castletown	CT01	5d		X		
Castletown	CT01, CT02, CT03, CT04, CT06	11c		X		X
Castletown	CT07	11a, 11d	X		X	
Dornoch	DN01	11c		X		X
Dornoch	DN03	3a		X		
Dornoch	DN03	16b			X	
Dornoch	DN04	7a			X	
Dornoch	DN04	8b, 10b	X		X	
Dornoch	DN04	11c, 12b		X		X
Edderton	ET01	16a		X		
Edderton	ET02	11c, 16a		X		
Golspie	GP03	6a			X	
Golspie	GP03	11c		X		X
Golspie	GP03	11d	X		X	
Golspie	GP05	7b		X		X
Halkirk	HK03	12b		X		X
Helmsdale	HD01	11a, 11d	X		X	
Helmsdale	HD02	7a			X	
Helmsdale	HD02	11c		X		X
Helmsdale	HD04	5f			X	
Helmsdale	HD05	11c		X		X
Lairg	LA01	11c		X		X
Lairg	LA03	11a	X		X	
Lochinver	LV01	6a	X		X	
	LV02	11c		X		X

Settlement	Proposed Plan Site Reference	SEA Question(s)	Significant Positive Effect Pre-mitigation	Significant Negative Effect Pre-mitigation	Significant Positive Effect Post-mitigation	Significant Negative Effect Post-mitigation
Lochinver	LV03, LV09	9b, 11c, 12a		X		
Lochinver	LV04, LV05, LV06	6a		X		
Lochinver	LV04, LV05, LV06	11a	X		X	
Lochinver	LV07	5a		X		
Lochinver	LV07	10c, 10e			X	
Lybster	LY02, LY03	11c		X		
Thurso	TS01	11c		X		X
Thurso	TS02	10b	X		X	
Thurso	TS02	10e			X	
Thurso	TS02	11c		X		X
Thurso	TS04(Land NW)	10a, 10b, 10c, 10d, 10e	X		X	
Thurso	TS04 (Land NW)	11c, 12b		X		X
Thurso	TS04 (Land W)	11c		X		
Thurso	TS04 (Land W)	12b		X		X
Thurso	TS05	10c, 10d, 10e, 15a, 15b, 16c, 16d			X	
Thurso	TS05	11a	X		X	
Thurso	TS07	6a		X		
Thurso	TS07, TS08	11a	X		X	
Thurso	TS10	10b			X	
Thurso	TS10	11c		X		X
Thurso	TS12, TS14	10a, 10b			X	
Thurso	TS12, TS14	10c, 11a	X		X	
Thurso	TS12, TS14	15a, 15b		X		
Thurso	TS12, TS14	10e, 15a, 15b, 16c, 16d, 16h			X	
Thurso	TS16, TS17, TS03	2a, 7a		X		
Thurso	TS16, TS17, TS03	11c		X		X
Tongue	TG01, TG02, TG03, TGO4	11c		X		X
Wick	WK19, WK02, WK03	11c		X		X
Wick	WK04	16a		X		
Wick	WK05	11a, 11d	X		X	
	WK06	10a, 10c, 10d, 10e		X		

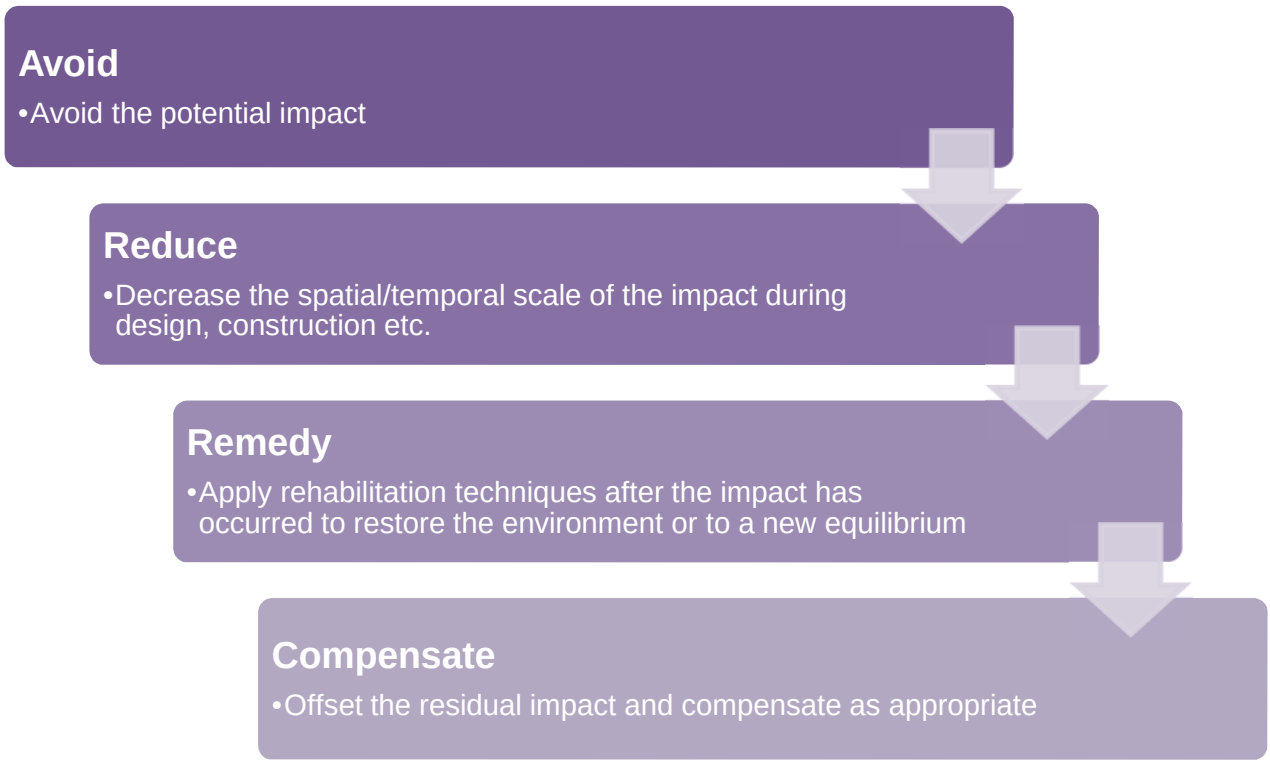
Settlement	Proposed Plan Site Reference	SEA Question(s)	Significant Positive Effect Pre-mitigation	Significant Negative Effect Pre-mitigation	Significant Positive Effect Post-mitigation	Significant Negative Effect Post-mitigation
Wick	WK07	11c		X		X
Wick	WK07	16a		X		
Wick	WK11	11a	X		X	
Wick	WK11	15a, 15b, 11d			X	
Wick	WK12	11a, 11d, 15a, 15b	X		X	
Wick	WK15	15a, 15b	X		X	
Wick	WK18	11c		X		X
Wick	WK18	12a		X		
Wick	WK20, WK21	11a, 11d	X		X	
Wick	WK22	4a		X		
Wick	WK22	8a, 11a	X		X	

Minimising and/or Maximising the Significant Effects

We have been able to minimise and/or maximise significant effects by, where possible, identifying additional mitigation measures and through our site preference approach. Significantly negative impacts may result in listing mitigation measures which will avoid, reduce, remedy or compensate or if these cannot be secured then our non-preference for the site. Significantly positive effects may be maximised through additional enhancement mitigation such as siting and design requirements and identifying environmental features which can be made into positive features within the development.

Mitigation Measures

An important feature of the Strategic Environmental Assessment is to assess any environmental impacts from development and identify relevant mitigation. Schedule 3 paragraph 7 of the Environmental Assessment (Scotland) Act 2005 requires an explanation of "the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme." Our approach to mitigation is based on the following recognised hierarchy:



In the first instance the Plan seeks to **avoid** significant adverse effects on the environment. This represents the cheapest and most effective form of impact mitigation. It has mainly been achieved through either not preferring particular uses on a site or not preferring the site as a development opportunity. Where this is has not been achieved, the provision of the Plan seeks to **reduce** the severity of impact, identify ways to **remedy** or restore the environment, as the last resort, **compensate** for the adverse effect so there is no net loss. An additional approach has been to identify potential mitigation which will **enhance** the environment and achieve a net positive gain.
By undertaking a detailed site assessment for each of the site options outlined in the Plan, we have been able to identify mitigation measures required for each specific site.

Some of the most common mitigation measures identified through this SEA are highlighted below. The Site Assessments have been beneficial in highlighting mitigation measures such as:

- Undertaking flood risk assessments and avoiding areas at risk of flooding
- Undertaking of protected species surveys for sites where protected species are known to be present
- Undertaking of archaeological survey work where sites are known to have archaeological interest
- Compensatory planting where a site involves loss of trees
- Maximising of active travel links to reduce reliance on car use
- Minimising waste, both during construction and operational phases
- Sensitive design and layout to avoid negative impact on the settings of Listed Buildings
- Appropriate buffers/setbacks to maintain the integrity of natural heritage designations
- Design to take advantage of passive solar gain
- Setting requirements for development setbacks from particular features or constraints.

The mitigation measures identified have helped inform the developer requirements set out for site allocations in the Proposed Plan. In all cases standard mitigation which is set out in policies of either the Caithness and Sutherland Local Development Plan or the Highland-wide Local Development Plan will be secured to ensure that the negative environmental effects can be minimised and the positive environmental effects can be maximised.

Influence of SEA on Each Settlement

The SEA process has played a central role in informing the allocation of sites and overall strategy for each settlement within the Proposed Plan. Below is a summary of the findings and how these have influenced the overall proposals for each main settlement. In the commentary for each settlement, an overview of strategic flood risk issues has been included where relevant.

Ardgay
The sites, except one (AG02), are existing local plan allocations which have previously been through SEA assessment. The sensitivity of the landscape in Ardgay was a key factor identified by SEA in considering sites. The settlement is located within the Dornoch Firth NSA so mitigation requirements that deal directly with landscape issues are necessary and the SEA helped identify these. AG03 and AG04 were both identified in the SEA as being at risk from flooding. SEA has however helped identify appropriate mitigation to ensure that the flood risk is taken into account in any proposed developments.

Bonar Bridge
The sites in Bonar Bridge are existing local plan allocations which have previously been through SEA assessment. BB01 Cherry Grove has been partially developed since the existing local plan was adopted however the remainder of the site is available for development. The sensitivity of the landscape in Bonar Bridge was a key factor identified by SEA in considering sites. The settlement is located within the Dornoch Firth NSA so mitigation requirements that deal directly with landscape issues are necessary and the SEA helped identify these. SEA also identified the site as requiring flood risk assessment and SEA has identified appropriate mitigation which is included as developer requirements. BB02 South Bonar Industrial Estate was identified through the SEA process as being at risk of flooding however it is already an established industrial estate. SEA has helped identify appropriate mitigation to ensure that the flood risk is taken into account in any proposed developments.

Brora
All of the sites in Brora, except for BR07 Upper Fascally, are existing sites in the Sutherland Local Plan and have already been through SEA assessment. The potential impact on the landscape setting of Brora was identified by the SEA for most sites in Brora and SEA has identified appropriate mitigation. SEA identified a range of mitigation required for various sites in Brora such as: providing landscaping and planting on the boundary adjacent to existing housing at BR08 Adjoining Industrial Estate; potential need for a bat survey to be carried out and for development to connect to the public sewer to ensure no adverse impact on the Moray Firth SAC at BR04 Former Radio Station; and a likely requirement for a contamination study at BR05 Scotia House. BR04 Former Radio Station and BR05 Scotia House are at risk of flooding and SEA has identified mitigation of requiring a flood risk assessment and not allowing development in areas shown to be at risk of flooding in a flood risk assessment. BR01 Rosslyn Street and BR06 Former Mackay's Garage are adjacent to the River Brora (and Inverbrora SSSI) and SEA identified mitigation of keeping development back from the river edge to minimise any potential impact on the water environment and any intrusion on the SSSI. It also identified flood risk and mitigation of requiring no development on areas shown to be at risk from flooding.

BR01, BR04, BR05, BR06 and BR07 are flagged through SEA as requiring flood risk assessments and SEA has identified appropriate mitigation which is included as developer requirements. The site known as BR11 Former River Fascally Recreation Area in the Main Issues Report is not an allocated site in the Proposed Plan on the basis of the SEA identifying the majority of site to be at risk of flooding.

Castletown
The sites originate from a variety of sources including existing local plan allocations, the Prince's Trust for the Built Environment Masterplan, North Highland Onshore Vision, survey work and CaSPlan Call for Sites. As none of these have been subject to SEA previously SEA the process

has significantly helped shape the site preferences for Castletown. The woodland at Castlehill and Stangergill are important to the landscape setting of the village and has been protected from development. The surrounding farmland is also identified as being important to the setting of the village and the ability for piecemeal development has been avoided through keeping the SDA tight around existing or planned development. CT10 is also acknowledged as being relatively high quality agricultural land and is located on the edge of the village. It may therefore have more of a landscape and visual impact than other sites. Land around Stangergill Burn has been identified as being at risk of flooding which has resulted in CT12 and CT05 being non-preferred. Several brownfield and historic sites were assessed and the most suitable ones were preferred. The former quarry site at Dunnet Beach (CT11) has been non-preferred as it raised a number of ecological and landscape issues, including being wholly within the Dunnet Links SSSI. Flood risk has been assessed across the whole settlement and no strategic flooding issues were identified. Some site allocations were shown to potentially be at risk of flooding including CT04 and CT07. A Developer Requirement has been added for a flood risk assessment to be carried out for these sites.

Dornoch

The majority of sites in Dornoch are existing allocations in the Sutherland Local Plan, which have already been subject to SEA. SEA has identified a range of mitigation factors such as: providing a buffer to a watercourse at DN03 Dornoch South Abattoir; need for a drainage impact assessment at DN05 Meadows Park; and ensuring pedestrian links are created between DN02 Bishopsfield and the centre of Dornoch.

The SEA site assessment for DN03 Dornoch South Abattoir site flags constraints for the site such as high flood risk at the southern end of the site. However the SEA assessment has influenced the mitigation in that any development on the site will be subject to a Flood Risk Assessment, with any areas shown to be at risk from flooding, unlikely to be suitable for built development.

SEA has identified a number of mitigations provisions required for DN04 Dornoch North: retaining and integrating the watercourse as a natural feature within the development; widening of Embo Road and footpath created; ensure footpath links to town centre; and sensitive layout and design to take consideration of esker landform and adjacent conservation area.

DN01, DN02, DN03 and DN04 are flagged through SEA as requiring flood risk assessments and SEA has identified appropriate mitigation which is included as developer requirements.

The SEA site assessments have also influenced the decision to not allocate the sites known as DN09 West of Meadow's Park Road and DN10 West of Sutherland Road, in the Main Issues Report, due to the potential impact on landscape, when it is considered that there is sufficient capacity for housing on other sites in the settlement.

Edderton

Edderton has a number of natural, built and cultural heritage features in and around it. The SEA has helped identify what these sensitivities are and where possible has identified mitigation to lessen any potential impact. All of the sites allocated in Edderton are site allocations in the adopted Sutherland Local Plan. The site known as ET04 Edderton Glebe, in the Main Issues Report is not an allocated site in the Proposed Plan. This was greatly influenced by the SEA which identified it as being at risk of flooding, adjacent to the SAC, SPA and Ramsar site, partly within the Dornoch Firth NSA and a large greenfield site. Even with mitigation provided through the SEA, the impacts of developing this site were too great. ET02 West of Station Road and ET01 North East of Haven are influenced by SEA by providing mitigation to lessen the potential impact on adjacent scheduled monuments. ET03 Adjacent to Glebe Cottage has been identified as requiring a flood risk assessment and SEA has identified appropriate mitigation which is included as developer requirements.

Golspie

All of the sites in Golspie are existing allocations in the Sutherland Local Plan and have already been through SEA assessment. SEA identified a range of mitigation requirements at sites such as: drainage impact assessment and providing a link to adjacent open space at GP04 Mackay House Hostel Site; investigating the potential to retain some existing trees on site or providing replacement planting at GP02 Sibell Road; and ensuring design of site has no impact on the setting of a chambered cairn and listed building at GP05 Rhives.

Sites GP03, GP04 and GP06 have been identified as requiring flood risk assessments and SEA has identified appropriate mitigation which is included as developer requirements.

Halkirk

None of the sites in Halkirk has been assessed through the SEA process before. The existing industrial allocation HK07 adjoining the railway line is found to be almost fully under risk of flooding from the adjoining burn and has therefore been non-preferred. HK01 has been preferred as it currently has a live planning permission and is being built out at a slow rate. Although the sites to the west of Bridge Street have not raised significant environmental issues, due to the structured nature of the settlement pattern it was considered that it could result in a more piecemeal structure which would have detrimental impacts on the setting of the village. The SEA site assessment of HK03 has flagged up several issues including the setting of the adjoining listed church building, flood risk and potential impact on River Thurso SAC and protected species. The site has been identified as a key opportunity for the future expansion of the adjoining cemetery. This use will have less impact on environmental and landscape features. Relevant mitigation has been identified including development setback and species survey. HK05 has been allocated for industrial uses, with opportunities identified for improved access, in order to encourage employment opportunities within the village. Flood risk has been assessed across the whole settlement and no strategic flooding issues were identified. Some site allocations were shown to potyentially be at risk of flooding including HK02, HK03 and HK04. A Developer Requirement has been added for a flood risk assessment to be carried out for these sites.

Helmsdale

Most allocated sites in Helmsdale were identified through the SEA process as having minimal risk of flooding. An exception to this was site HD04: Shore Street that was flagged as being at risk of coastal and fluvial flooding. Therefore in the developer requirements for HD04 built development should only occur to the west side of the road (outwith the SEPA flood risk mapped area). A mix of residential, industrial and community uses are identified in Helmsdale. The SEA identified the need to ensure this range of sites were able to safeguard the natural environment. For example, requirements included retention of mature trees and species survey work at site HD01: St. John's Church; requirements for sensitive siting, design and planting to safeguard landscape settings and green corridors, for example at site HD05: East of Industrial Estate, and requiring pedestrian access improvements, for example at site HD02: North of Rockview Place.

Lairg

All of the sites in Lairg are existing sites in the Sutherland Local Plan and have already been through SEA assessment. The potential impact on the River Oykel SAC was identified through SEA for all sites in Lairg and mitigation is provided that all development should connect to the public sewer. SEA identified a wide range of mitigation for sites including the following: LA07 South-west of Ord Place all development should have regard to the Scheduled Monument; LA03 North-west of Ferrycroft an otter survey should be carried out and links should be provided to adjacent woodland; LA03 Old Sutherland Arms sit, any development should not affect TPOs; LA04 Former Laundry maintain core path on site.

Sites LA01, LA03, LA04 and LA05 have been identified as requiring flood risk assessments and SEA has identified appropriate mitigation which is included as developer requirements.

Lochinver
Sites suggested for Lochinver ranged from existing Local Development Plan allocations to new sites within and outwith the current Settlement Development Area. The sensitivity of the landscape in Lochinver was a key factor identified by SEA in considering sites. The settlement is located within the Assynt-Coigach National Scenic Area (NSA). Several of the sites allocated have mitigation requirements that deal directly with landscape issues, and the SEA process was fundamental in identifying these. For example site LV02: Cnoc a Mhuillin is required to have a carefully designed development approach that takes account of the sensitive landscape setting and NSA designation. SEA also informed decisions for non-allocation of sites. Site LV03: Canisp Road was originally identified as a larger site, but due to a range of environmental and landscape constraints, the site extent has been decreased. Other sites were not allocated on the basis of SEA outcomes, like potential impacts on assets like blanket bog by developing housing in unsustainable locations. Strategic flood risks were considered for the settlement and where necessary flood risk assessment included as a developer requirement, and only harbour-related uses allowed in flood risk areas, for example, site LV05.

Lybster
Caithness Local Plan is over 12 years old (at 2014) and therefore a number of existing allocations had not been SEA'd before. The process was integral to identifying site issues and in shaping preferences in Lybster. In the recent past there have been issues with fowl water flooding on certain sites. SEA highlighted this issue and in allocating site LY01: Young Crescent, the opportunity was taken to address this historic pressure by mitigation through developer requirements. Other allocated sites were identified as having sensitive water and flood-risk related constraints, for example LY02: The Cross was allocated with mitigation requirements to ensure no development over existing culverts or new culverting could impact the water environment. Certain sites were not allocated on the basis of landscape character considerations that threatened cultural and landscape assets like the harbour where skylining along the ridge to the east could have had adverse impacts. On this basis Settlement Development Area boundaries were also revised. Other sites were not allocated because SEA identified important natural heritage designations, like East Caithness Cliffs Special Protection Area (SPA)/ Special Area of Conservation (SAC) or impact Dunbeath to South Gaps Geo Site of Special Scientific Interest (SSSI).

Tongue
Similar to Lochinver Tongue is in a sensitive landscape setting, located within the Kyle of Tongue NSA. Therefore all of the sites were carefully considered, in this landscape context, through the SEA process. Design statements were a requirement for several sites, including site TG02: North of Varrich Place, which was required to have regard to the sensitive landscape setting. Natural heritage was an important factor for Tongue identified through the SEA process. Site TG01: South of Loyal Terrace was identified as having a mosaic of burn, woodland and scrub, mitigation of potential impacts to these assets required habitat and species survey work was undertaken. SEA also facilitated a dialogue with consultation authorities that led to site compromises. For example, site TG03: East of the fire station was originally part of a larger site that was not going to be allocated, but was suggested by Consultation Authorities to have potential, subject to careful design and siting, to punctuate the entrance to Tongue. SEA also flagged the sensitivity of Tongue's designed landscape and listed buildings. Site TG04: South of St. Andrew's Church was flagged as being adjacent to important listed buildings, in preferring this site mitigation included the requirement for a design statement to ensure a design sensitive to the surrounding built heritage features.

Thurso/Scrabster
The sites originate from a variety of sources including the existing local plan, Thurso Charrette, North Highland Onshore Vision, survey work and CaSPlan Call for Sites. None of the sites have therefore been assessed through the SEA process before. The long term expansion of the town to the North West was assessed via several individual SEA site assessments and this raised a number of issues. An area at risk of flooding was identified resulting from a burn at TS03 but a flood risk assessment and a development setback could mitigate any impacts. Better alternative sites are available and as a result it has been identified as a long term housing site. Wolf Burn which runs

through Pennyland was noted as having potential for relatively high levels of ecological value and may be used as part of wider environmental corridors. Relevant mitigation was identified including both safeguarding and making positive features of green corridors through the site for wildlife and recreational uses. The landscape value of TS12 and TS14, with clear vistas out to Thurso Bay and Dunnet Head, is noted as important to the setting of west Thurso. However, with strong mitigation which limits the scale of development and ensures sufficient levels of openspace are retained and access enhanced, the area has been allocated for a new hotel. The openness of the fields west of Pennyland House (TS04) were also noted as providing a degree of landscape value for west Thurso but a suitable setback from the B835/A9 has been considered appropriate. Thurso Harbour TS13 is recognised as being at risk of coastal flooding but this was mitigated against by preferring it for water sports facilities only. Several issues emerged with sites along the riverfront including flood risk, potential land contamination and impacts on wildlife but relevant mitigation was identified. Potential recreational and open space enhancements were also identified for sites TS07 and TS08. Flood risk, wildlife and significant impacts on the landscape value results in large scale expansion of the town to the east being not taken forward as allocations. Flood risk has been assessed across the whole settlement and no strategic flooding issues were identified. Some site allocations were shown to potentially be at risk of flooding including TS04, TS06, TS07, TS08, TS13 and TS15. A Developer Requirement has been added for a flood risk assessment to be carried out for these sites.

Wick

The sites originate from a variety of sources including the existing local plan, Wick Charrette, North Highland Onshore Vision, survey work and CaSPlan Call for Sites. None of the sites have therefore been assessed through the SEA process before. Previous housing allocations to the south east of Wick were assessed and WK31, WK33 and WK34 have not been taken forward due mainly to landscape and visual impacts. The site south of Thurso Road was a new site submitted at the Call for Sites process. Much of the site has a number of issues including significant landscape, flooding and ecological impacts. However through the SEA process a much smaller section on the eastern side of the site (WK06) has been identified as potentially suitable for long term housing expansion. A major housing site on land west of Miller Avenue was not taken forward due to impacts on the landscape, being prime agricultural land and ecology, including on Lower River Wick SSSI. Several sites within the existing extent of Wick have been allocated for development because they are vacant or derelict brownfield with some having heritage value. Protected species surveys and contaminated land surveys have been noted where appropriate. Sites at Staxigoe and Papigoe have not been taken forward as they do not correspond with the aim to consolidate the. It was highlighted during SEA that the sites WK35, WK36 and WK37 had issues with access and sustainability. Flood risk has been assessed across the whole settlement and no strategic flooding issues were identified. Some site allocations were shown to potentially be at risk of flooding including WK01, WK02, WK03, WK11, WK12, WK16, WK17, WK22. A Developer Requirement has been added for a flood risk assessment to be carried out for these sites.

Monitoring

Section 19 of the Environmental Assessment (Scotland) Act 2005 requires the Responsible Authority to monitor significant environmental effects of the implementation of the Caithness and Sutherland Local Development Plan. This must be done in such a way as to also identify unforeseen adverse effects and to take appropriate remedial action.

It is considered good practice for monitoring:

- fit a pre-defined purpose, help to solve problems, and address key issues;
- is practical and is customised to the PPS;
- is transparent and readily accessible to the public;
- is seen as a learning process and a cyclical process relating closely to the collation of the environmental baseline.

For this monitoring to be effective it will need to be linked to both the SEA Objectives and the Plan Objectives. The baseline data set out earlier in this report sets the scene for any monitoring which is to take place. Below is a monitoring framework. As part of the Action Programme for the Highland wide Local Development Plan we will publish a fuller framework for monitoring of the plan. However, the table below only considers indicators relevant to the state of the environment.

SEA Environmental Report Monitoring					
Environmental Parameter	**SEA Objective**	**Monitoring Indicator**	**Responsible for Data Collection**	**Publication of Monitoring**	**Remedial Action**
1 - Biodiversity, Flora & Fauna	To conserve and where possible enhance biodiversity and accord to the protection of valued nature conservation habitats and species.	Monitor biodiversity actions. Monitor loss of woodland habitat through development and provision of compensatory planting to deliver habitat.	THC	Triennial Biodiversity Duty Report/ Ongoing	Review application of policy area.
2 - Population & Human Health	To improve the living environment for all communities and promote improved health of the human population.	Monitor housing completions in SDAs, Growing Settlements, hinterland areas, wider countryside and fragile areas to monitor application of the Development Hierarchy.	THC	Annual Briefing Note	Review application of policy area.
3 - Soil	Safeguard the soil quality, geo-diversity and improve contaminated land.	Number of planning applications granted on prime agricultural land.	THC	As Required	Review application of policy area
		Number of planning applications granted on brownfield land in the last 12 months		Annual	

		and remedial action required.			
4 - Water	Manage and reduce flood risk and protect the water environment.	Monitor reduction in level of permissions in areas of flood risk.	THC	As Required	Seek mitigation measures to reduce flood risk.
		Monitoring of quality of rivers and bathing waters.	SEPA	Annual	
5 - Climatic Factors	Reduce greenhouse gases and contribute to the adaptation of the area to climate change.	Monitor travel patterns and reductions in car usage.	THC	As Required	Review application of policy area.
6 - Material Assets	Manage, maintain and promote sustainable use of material assets.	Monitor % of residual waste going to landfill. Mineral Supply Audit.	THC	Ongoing	Review policies on waste strategy and minerals.
7 – Cultural Heritage	Protect and enhance, where appropriate, the area's rich historic environment.	Number of historic buildings at risk.	Scottish Civic Trust	Ongoing	Review application of policy area.
8 - Landscape	Protect and enhance the character, diversity and unique qualities of the landscape.	Monitor development of unspoilt coast (including Marine Planning Zones for Aquaculture).	THC	As Required	Review application of policy area.

Next Steps

Timescales for the Local Development Plan and SEA Preparation

This Revised Environmental Report will be subject to an 8 week consultation from 22 January 2016 until 18 March 2016, where expressions of opinion on the report will be welcomed. The Revised Environmental Report will be available to view on the Council website and hard copies will be at Development and Infrastructure Service Reception, Council Headquarters, Glenurquhart Road, Inverness, IV3 5NX. Electronic copies will be sent to the SEA Gateway and to the Consultation Authorities.

Following this consultation the views will be collated and, where appropriate, alterations will be made. A timetable for the next steps is below:

Timescales	CaSPlan	SEA/Habitats Regulations Appraisal
Complete (From 2011)	Publication of the updated Development Plan Scheme	Prepare a Scoping Report and send to the Consultation Authorities
Complete (Autumn 2013)	Call for Sites	Gathering variety of information on sites and more strategic issues.
Complete (2013/2014)	Preparation of Topic Papers	Identifying key environmental issues and priority outcomes
Complete Autumn 2013 – Summer 2014	Pre Main Issues Report (MIR) Engagement	Regular meetings with key agencies
Complete Oct 2014	Publish Main Issues Report	Publish Environmental Report and submit to SEA Gateway
Complete 13 Weeks	Consultation on MIR and SEA	
Complete Spring/summer 2015	Consider representations. Prepare Proposed Plan and Action Programme	Consider responses from key agencies. Appraise environmental implications of Proposed Plan and undertake HRA. Make appropriate amendments to Environmental Report
January 2016	Publish Proposed Plan and Proposed Action Programme	Publish revised Environmental Report and draft HRA and submit revised Environmental Report to SEA Gateway
8 Weeks	Consultation on Proposed Plan	
Spring/Summer 2016	Consider representations. Prepare Summary of unresolved Issues and Report of Conformity with Participation Strategy.	Consider responses
Autumn 2016	Submit Proposed Plan, Action Programme and Report of Conformity to Scottish Ministers. Advertise submission of Plan.	Submit HRA record to Ministers
2016/17	Examination of Proposed Plan.	

2017	Caithness and Sutherland Local Development Plan adopted by the Highland Council	Publish Post-Adoption SEA Statement and submit to SEA Gateway.
From adoption onwards	Put plan into place and monitor our progress	Publish Post-Adoption Statement and submit to SEA Gateway

Appendix 1 – Response to Environmental Report Comments

Note: Any site references refer to MIR site references and not Proposed Plan site references.

Historic Scotland

Comment	THC Response
Vision/Strategy and Policy Assessments The assessments of the preferred vision and policies and their reasonable alternatives is clearly laid out in Appendix 4 of the Environmental Report and we are content to agree with the scorings for these assessments.	Noted.
Influence of SEA on each settlement This summary outlining the influence of the assessment on the spatial strategy decision making process is particularly welcome.	Noted.
General comments on Spatial Strategy The rigorous approach to the assessment of the spatial strategy is welcome. A clear understanding of the historic environment baseline is evidenced and it is particularly welcomed that this understanding has been brought through to the discussion of settlement context that is contained within the Main Issues Report itself.	Noted.
As we have previously discussed the framework utilised for the site allocations assessments does have one disadvantage in that the assessment criteria discusses both setting and access but does not allow for a +/- score. This has led to a number of assessment scores that we do not agree with. I note that the assessment question 16h relates to the historic environment. When updating the Environmental Report at Proposed Plan stage you may wish to use this question to consider access while solely considering the relative impacts on historic environment assets and their setting through assessment questions such as 16a. This would enable the assessment to more accurately reflect the impacts on setting and access.	The assessment criteria was agreed with the Consultation Authorities and whilst it has become apparent through doing the assessments that a +/- score would be useful, the assessment database has been created. This comment has however been noted and West Highland and Islands LDP has taken this on board and included a +/- score in their site assessment scoring. The use of questions 16a and 16h is noted.
Edderton ET01 As noted in the assessment, this allocation contains the scheduled monument Carriblair stone circle and cist. Given the issues	Pre-mitigation score has been changed to "- -". Mitigation now includes a requirement for sensitive access to site, with post mitigation score changed to "-" to reflect the impact of development on setting.

associated with accessing this site we consider that the site should be scored as a significant negative effect prior to mitigation, with the delivery of appropriate mitigation lessening this impact.	
Edderton ET03 We consider that the scoring for this site prior to mitigation should be for a significant negative effect. The mitigation outlined within the assessment of the impact on the setting of the scheduled Clach Chairidh symbol stone is particularly welcomed and should serve to mitigate the significance of the effect to one that is minor negative in nature. We would therefore disagree with the post mitigation scoring of a positive effect. The positive element of an improvement of access to and interpretation of the site is notes and would therefore agree with the scoring at 16h. However, we consider that the scoring of 16a should reflect questions of setting (as access and interpretation are dealt with by 16h) and while accepting that the mitigation will lessen the setting impact it cannot be seen as a positive impact against the monuments current setting.	Pre-mitigation score has been changed to "- -". Post mitigation score changed to "-" to reflect the impact of development on setting.
Wick WK24 This allocation contains the scheduled monument The Pap, broch 350m E of Hillhead (Index no.578). We consider that the assessment should score the development of this site as a significant negative effect prior to mitigation. The appropriate delivery of the mitigation outlined in the assessment should serve to lessen this impact but we would not agree that this should be considered to be positive. As in the comments above relating to Edderton ET03 an improvement of access does not mitigate setting impacts.	Pre-mitigation score has been changed to "- -". Post mitigation score changed to "-" to reflect the impact of development on setting.
Wick WK27-28 Given the proximity of the scheduled broach discussed above we consider that the assessment provided for these two sites should mirror that of WK24.	Pre-mitigation score has been changed to "- -". Post mitigation score changed to "-" to reflect the impact of development on setting.

SNH

Comment	THC Response
Main Report Page 18 – Landscape table – it would be informative (as for nature conservation areas) if the % extent of the plan area covered by these features was added as a column (i.e. NSAs – 23.8%; SLAs – 20.0%; Wild Land Areas – 49.0%).	Noted and included.
Page 20 – for landscape, the implications for CaSPlan of the existing environmental problem of attrition of wild land and wildness qualities is not discussed. Development plans should identify and safeguard the character of wild land areas (SPP, para 200).	Noted and included.
Pages 21-22 and 25-29 – it is rather unclear why only a few of the main issues (preferred approach and alternatives) are discussed or assessed here. Issues 2a, 2b (i) (managing new growth), 2c, 2d, 3, 5 and 6a are not discussed or assessed; although for some of these, no alternative is identified. Issues 3 however (Economy) does have alternative approaches.	We took the approach of only assessing policies and policy tools and their alternatives. The other chapters (issues) are there to embellish the thinking behind the vision (outcomes) and spatial strategy and therefore are covered by the assessments for the vision. The revised ER will however include an assessment for the hinterland boundary policy tool.
Page 24 – the table of SEA Objectives and Site Assessment Questions appears not to match the numbering used in Appendix 6. We think for our interests it should read as follows – SEA Objective 1 (Biodiversity, flora and fauna) - 5a, 5b, 5c, 5d, 5e, 5g SEA Objective 2 (Population and Human Health) (re open space, paths and green network) – 10a, 10b, 10c, 10d, 10e SEA Objective 3 (Soil) (re carbon rich soil and geodiversity) – 5f, 12a SEA Objective 8 (Landscape) – 14a, 14b, 15a, 15b	This has been corrected.
Pages 33-35 Summary of Site Assessment Findings – please see our detailed comments under Appendix 6 below for some other instances where we think a significant negative effect pre-mitigation could be identified.	Noted.
Page 38 – the discussions of how SEA has influenced site selection for each settlement is very welcome. We suggest the discussion for Lochinver would be worth expanding to include LV03 and LV07, given the effects on the environment that development of these sites raises.	The discussion of each settlement has been updated to reflect the allocations identified in the Proposed Plan.

Page 42 – Monitoring – Biodiversity – there should also be monitoring of any loss of woodland and the degree to which (in accordance with Control of Woodland Removal Policy) this is matched by compensatory planting. If the green network is identified for the East Coast Settlements and for Thurso/Wick (existing and aspirational), monitoring can include the impact of development on the green network, e.g. any fragmentation or any improvement of connectivity.	The monitoring section has been updated to reflect a more pragmatic approach to monitoring.
Page 43 – Monitoring – Soil – any development on carbon rich soil should also be monitored.	The monitoring section has been updated to reflect a more pragmatic approach to monitoring.
Page 45 – Monitoring – Landscape – any development in Wild Land Areas should also be monitored.	The monitoring section has been updated to reflect a more pragmatic approach to monitoring.
Appendix 1 – How earlier comments have been taken into account No comments.	Noted.
Appendix 2 – Baseline data, information and maps Biodiversity, flora and fauna – baseline environmental information on protected species – reference to the SNH website could more specifically refer to the interactive map on SNHi – http://www.snh.gov.uk/publications-data-and-research/snhi-information-service/map/	Included
Maps of Marine Protected Areas and designated seal haul-out sites can now be added (the latter is listed under Landscape, but would more appropriately be listed here).	Information added.
Soil – spatial data on carbon rich soil, deep peat and priority peatland habitat will shortly be available (primarily to inform wind energy spatial frameworks) – see – http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soilsand-development/cpp/	Noted
Landscape – Descriptions Reports for Wild Land Areas will be available in due course, so reference can then be added to these.	Noted.
Appendix 3 Outline of vision, spatial strategy and general policy approaches See comment under Appendix 4.	Noted
Appendix 4 – Vision/Strategy and Policy Assessments	We took the approach of only assessing policies and policy tools and

As already noted, it is unclear why only some of the issues and options are assessed here. It would be helpful if the reason for this could be provided. Issue 3 for example ('How should CaSPlan support a strong and diverse economy?') would appear to warrant assessing, given that the preferred approach includes the Council potentially considering suitable marine renewables proposals on non-allocated sites, and given that one of the alternatives is not to allocate business land, but to allow business to locate and expand wherever they feel is best, guided only by HwLDP policies.	their alternatives. The other chapters (issues) are there to embellish the thinking behind the vision and spatial strategy and therefore are covered by the assessments for the vision.
Appendix 5 – Cumulative Assessment In terms of this cumulative assessment, and the scenario of 100% take-up of allocated sites, it may be worth considering Dornoch in particular. This settlement is adjacent to a number of protected areas (NSA, SAC, SPA/Ramsar). However we appreciate that cross-reference is made here to the eventual Habitats Regulations Appraisal of the plan, which will consider in-combination effects as regards European sites.	The comment is welcomed and we have continued to use the same cumulative assessment approach.
Appendix 6 – Settlement Assessment General - the answers to Q5g do not relate to habitat connectivity, although the analysis does.	It is noted that the answers do not relate to habitat connectivity however this was spotted after the matrix had been finalised. For Q5g the scoring has been completed in the knowledge that the accompanying text in incorrect. The comments and mitigation do however relate to habitat connectivity. This error has been noted by the Development Plans Team and has been corrected for future use of the assessment matrix in other LDPs.
Brora BR10 (non-preferred) – Q10e – the '+' score for green networks is unclear, as there is no commentary/mitigation text.	The post mitigation score has erroneously been put where the mitigation comment should be. The mitigation comment which should have been shown is: "Provide path linking into adjacent roads/paths".
Brora BR11 (non-preferred) – Q10a/b – re open space this is scored '0' but given the MIR indicates a (non-preferred) use of housing, and given from a desk appraisal this appears to be an amenity area, a '-' or even '- -' score would have been expected.	The pre and post mitigation score has been changed to "-" in recognition of the potential loss of open space if site is used for housing.
Castletown CT01/03 – Q12a – here it says that the site is in an area of blanket peat coverage, but this should be checked for accuracy, as it is not included in the draft SNH carbon-rich soil map.	The pre and post mitigation score has been changed to "-" in recognition of the mistake.
Castletown CT12 (non-preferred) – Q5d – re woodland this site appears	Pre mitigation scored changed to "- -" and post mitigation to "-" as site

from a desk survey to be wholly within inventoried woodland, which would indicate a '- -' rather than a '-' score.	wholly within inventoried woodland.
Castletown CT04 – Q10b – re open space provision it is unclear why this is scored '++' as opposed to '+' (as in the case of CT01) – do the proposed masterplans of these two potential large allocations differ in their open space requirements?	Pre-mitigation changed to "+"
Castletown CT05 – Q5e – given reference in Q5d to possible felling of large mature trees, a bat survey may be required.	"Bat survey may be required" added to mitigation. And Pre-mitigation score changed to "-".
Castletown CT11 (non-preferred) – Q5c and Q5f – given location of this site wholly within Dunnet Links (geological and biological) SSSI, a '- -' rather than a '-' (5c) and '0' (5f) score would have been expected.	Q5c. Pre and post mitigation scores changed to "- -" to reflect impact on designations Q5f. Pre and post mitigation scores changed to "-" to reflect potential geological impact
Dornoch DN01 and DN09 – Q5b – given proximity to several Natura sites, a '-' score pre-mitigation rather than '0' would seem more logical, pointing to the need for further assessment as part of the HRA (as has been done for other housing sites in Dornoch).	Pre-mitigation score changed to "-" for both sites.
Edderton ET03 – Q15a – this is scored '-' pre-mitigation and '0' post-mitigation but no mitigation is set out to result in this; presumably it is the same mitigation as for Q15b.	Q15a has been given the same mitigation as Q15b to explain in the change in score between pre and post mitigation.
Golspie GP03 – Q15a – this question re landscape character is scored as '+' pre-mitigation but it is then noted that it is included in an area in the Sutherland Housing Landscape Capacity Study that is unlikely to be suitable for development due to value of scenic resource. It would seem more logical for the pre-mitigation score (as for Q15b) to be '-', with mitigation at best leading to a '0' score.	Scoring changed to "-" pre mitigation and "0" post mitigation..
Golspie GP09 (non-preferred) – Q5e – re protected species there is a typo here – the reference to the coast and watercourse and hence the need for an otter survey is put under Q5f (geodiversity).	Typo noted and amended.
Golspie GP10 (non-preferred) – Q10a/b – given this site would result in loss of an open space area zoned in the current Sutherland Local Plan, a '- -' rather than a '-'/'0' score for these questions re open space would have been expected.	Scoring changed to "- -"
Halkirk HK01 – Q5b – this omits to refer to proximity to River Thurso	HK Q5b. Scoring changed to "-" pre mitigation and "0" post mitigation.

SAC – it should be scored as '-' given need for safeguarding of water quality; Q5e – this also omits to consider location adjacent to a river, so need for otter survey should be noted; Q5g – also given adjacency to river, habitat connectivity should be considered, with mitigation being a buffer zone between housing and the river environs. We suggest assessment for these three factors should be as for HK03 (although we note it already has a live planning permission).	Q5e. Pre mitigation score changed to "–" and otter survey added to mitigation. Q5g. Pre mitigation score changed to "–" and buffer zone added to mitigation.
Halkirk HK07 (non-preferred) – Q5f – it is unclear why this site has been scored as '++' for this question re geodiversity. We suspect this is a typo, and it should be '0' instead; Q12a re carbon-rich soil is marked as 'not applicable to type or location of development', which does not seem appropriate given location to south of Halkirk.	Q5f. Pre and post mitigation scores changed to "0" Q12a. Pre and post mitigation scores changed to "-"
Halkirk HK04/05/06 – Q5b – given relative proximity to River Thurso SAC this should be marked as '0' rather than 'X (N/A)'.	Q5b Pre and post mitigation scores changed to "0"
Helmsdale HD05 – Q15b – this question re visual impact is marked as 'X' (N/A) but this is presumably a typo because the MIR notes development here could impact on key amenity views. Hence a '-' or even a '- -' score would have been expected for this (alternative housing) site re visual impact.	Q15b Pre mitigation score changed to "-" and comment notes the potential for development to impact amenity views. Post mitigation score changed to "0" and mitigation added: "Any development would require careful consideration of the important amenity views from Simpson Crescent through careful siting, design and landscaping to minimise visual impacts."
Lairg LA06 – Q12a – this question re carbon-rich soil is scored as 'X' (N/A) but this does not seem appropriate for this (greenfield housing) site, unless an explanation is added.	Scoring has been changed to "0"
Lochinver LV01, LV02, LV08 – Q5e – this question re protected species is answered 'N/A no designations apply', which seems inappropriate – for other sites this question is answered with a phrase like '0 – unlikely to be any impact on protected species'.	Scoring has been change to "0"
Lochinver LV03/LV09 – Q5c – the text here refers to the NSA, whereas this question relates to any impact on SSSIs (NSAs are covered by Q14a); Q5d – from the aerial photograph, it would appear that there is woodland adjacent to the Canisp Road at the western end of this area – this should be considered as part of this question, along with the semi-natural habitat generally of this large area, e.g. retention of trees as much as possible should be included	Q5c score changed to "N/A" Q5d score changed to "-" pre-mitigation to account for NWSS native wood, and with mitigation post-mitigation score is "0" Q12a pre-mitigation score "--" Q14a/ 15a/ 15b mitigation now includes 'avoiding areas of higher ground' and 'retaining as much woodland as possible to screen development'

as mitigation; Q12a – much of (non-preferred) site LV09 is carbon-rich soil on the draft SNH map, so given size of site could be scored '- -' rather than '-'; Q14a – although mitigation refers to scaling back the development to focus on the area closest to Lochinver, the SE part of (preferred site) LV03 in the MIR appears to go onto higher more rugged ground, thus making it less apparent that the original '-' score re impact on the NSA can at this stage be adjusted to '0'; Q14b – Canisp Road leads to a Wild Land Area some 2km to the east of (non-preferred) LV09, and so a '-' score seems more applicable than '0'; Q15a and 15b – see comments under Q14a – again if the SE part of (preferred site) LV03 in the MIR does indeed include higher more rugged ground, it does not seem that mitigation is sufficient at this stage to reduce the '-' score to '0' in terms of landscape character and visual impact. There is also no mention as mitigation here of retention of trees as much as possible to screen any new housing.	Q14b comment now acknowledges the proximity to a wild land area.
Lochinver LV04 – Q5e – an otter survey should be added as mitigation, to move a '-' score to a '0' score post-mitigation.	Score adjusted and mitigation updates
Lochinver LV07 – Q15a – we suggest this should be scored '-' initially, given impact on local landscape character of any woodland removal here, with mitigation added as for other questions (e.g. Q14a) to bring score up to '0'.	Score adjusted
Lybster LY01/LY02 – Q5b – this is scored as 'X (N/A) No designations apply', but consideration should be given to East Caithness Cliffs SPA and SAC (this can be picked up as part of the HRA of the plan).	Score adjusted to "0" and comments now acknowledge SPA and SAC
Lybster LY04 (non-preferred) – Q5e – given this is an old church building, a bat survey may be required.	Comments and mitigation updated to reflect potential for bat presence
Lybster LY06 (non-preferred) – Q5b – this site includes part of East Caithness Cliffs SAC and SPA. We agree it should be scored '- -' pre-mitigation. However in the absence of setting out what any mitigation would be at this stage (apart from setback from cliffs), we consider it is premature to then score it as '0' post-mitigation. If this site is changed from non-preferred to preferred in the preparation of the Proposed Plan, this will need careful further consideration as part	Site remains non-preferred, but post-mitigation scoring amended to "-- "

of the HRA of the plan; Q5c – Dunbeath to Sgaps Geo SSSI is protected for maritime cliff vegetation – as for the SAC and SPA, given that this site intrudes into the SSSI it should be scored '- -' pre-mitigation.	
Lybster LY07/LY08/LY09 (non-preferred) – Q5b – rather than mark this as 'N/A no designations apply', mention should be made of East Caithness Cliffs SAC and SPA; Q5e – given proximity of watercourses (especially re LY09) an otter survey could be required.	East Caithness Cliffs SAC and SPA and otter survey included in comments and mitigation.
Thurso TS04 – Q5c – this is scored '0' because the site is downstream of Newlands of Geise Mire SSSI. However we believe that ground water in this area is linked to the SSSI (which is a ground water dependent wetland). Therefore there is connectivity between TS04 and the SSSI, which should be reflected in the SEA. Hence we advise a '-' or even a '- -' score would be more appropriate, with mitigation identified to be taken across to the Proposed Plan. Such mitigation could be preparation of a Groundwater Protection Plan to accompany any planning application to demonstrate no adverse effect on the SSSI; Q5e – the aerial photograph indicates that the southern part of this site includes less-managed land (noted as heather moorland in the Environmental Report) than the northern part. A species survey should therefore be added as mitigation. This should include an otter survey, given the burn that runs through the site.	Q5c. Pre mitigation score changed to "–" and "Preparation of a Groundwater Protection Plan to accompany any planning application to demonstrate no adverse effect on the SSSI" added to mitigation. Q5e. Pre mitigation score changed to "–" and "Species survey may be required. This should include an otter survey, given the burn that runs through the site." added to mitigation.
Thurso TS10 – Q5b – given this site is just 80m from the River Thurso SAC across open ground (and not downstream of the SAC as stated in the SEA) we consider this question should be scored as '-' rather than '0' pre-mitigation, and then with standard pollution prevention measures for mitigation to score it as '0'.	Pre mitigation score changed to "–" and standard pollution prevention measures added to mitigation.
Thurso TS12 – Q5b – given this site is adjacent to the River Thurso, albeit just downstream of the SAC, rather than adjoining the designation as stated in the SEA, as well as connection to the public sewer, another mitigation measure should be avoidance of sediment	"Avoidance of sediment or pollution run-off" added to mitigation.

or pollution run-off.	
Thurso TS13 – Q5b – given proximity to River Thurso SAC (immediately upstream of the site) we suggest this is scored '-' pre-mitigation rather than '0', with measures such as connection to the public sewer, SUDS and avoidance of siltation/pollution run-off noted as mitigation, to result in the '0' score post-mitigation.	Pre mitigation score changed to "–" and suggested mitigation added.
Thurso TS05 – this appears to be missing (with TS20 included twice).	TS05 'Land West of Bishops Drive' – was assessed together with TS01 and TS03. The sites were included as part of the Environmental Report. They form part of groups and the full site name may not have been visible. TS20: Land North of Scrabster Mains Farm should have been numbered TS19. This mistake has now been corrected.
Tongue TG01 – Q5e – re protected species, given (from a desk appraisal) trees, scrub and small watercourse on this site, we consider this should be scored '-' pre-mitigation, with the requirement for a species survey and mitigation plan if necessary resulting in the '0' score post-mitigation.	Mitigation updated to include species survey and mitigation plan
Tongue TG05 (non-preferred) – Q14a, Q15a and Q15b – re these questions on NSA, landscape character and visual impact, it says that this site would not significantly extend the built area of Tongue. However it also says that the majority of the site is outwith the Settlement Development Area. The MIR also states that this site would result in sprawl of housing development into the surrounding countryside, and is disconnected from the existing settlement. We therefore consider the text here should be amended to be clearer about negative landscape effects.	Comments and mitigation updated to clarify.
Tongue TG06 – this appears to be missing.	Site TG06 is built out and was included in the MIR in error.

Wick WK25 and WK34 – Q5e – both pre- and post- mitigation scores are '0', but mitigation is included re need for protected species survey and mitigation plan if needed, because of features such as watercourses and old buildings. We suggest in order to highlight this mitigation that the pre-mitigation score should be amended to '-'.	Pre-mitigation score changed to "-" as suggested.
Wick WK07 Sites at South Head – Q5g, Q15a, Q15b – it is unclear how the assessment considers possible effects on the whole shoreline area from say Salmon Rock to South Head. The aerial photograph indicates this is relatively natural, with paths as well as the former quarry road. The assessment could be more cautious pre-mitigation as regards habitat connectivity, landscape character and visual impact, as well as noting the negative effect on protected species (otter), open space and paths. Given this part of the site is presently zoned for amenity in the Caithness Local Plan, with proposals for enhanced recreation, the assessment of harbour-related industrial use should consider how this will be compatible (especially as this is not spelt out in the MIR).	Suggested amendments have been made to Q5g (impact on habitat connectivity), 15a (landscape) and 15b (visual impact).
Wick WK22 – Q5g – the minor watercourse through the centre of the site provides a focus for a habitat corridor and maintenance of connectivity to the south; this is not reflected in the assessment ('0') and we suggest a '-' score is given pre-mitigation, with the '0' score being post-mitigation (i.e. protection for watercourse and its corridor, to be part of the green network of the area).	Suggested amendments have been made to Q5g
Wick WK01, WK05, WK09, WK12 and WK31 – these appear to be missing.	The sites were included as part of the Environmental Report. They form part of groups and the full site name may not have been visible.
Appendix 7 – Site Assessment and SEA Checklist No comments.	Noted.

SEPA

Comment	THC Response
General Comments We consider that the main ER document provides a good summary of the detailed assessments which have been carried out. The use of clear tables, such as those used to explain the relationship between the SEA Objectives and Site Assessments and the table on pages 33-35 highlighting the significant effects for the site assessments are especially useful.	Noted.
We are content with the range of alternatives that were considered and the assessment of them.	Noted.
We are also generally in agreement with the results of the site assessments, although there is some slight inconsistency in how different sites are scored and we think there are some sites where effects were maybe missed.	For the Revised ER we will try to ensure that any inconsistencies in scoring are rectified and that all effects are noted and mitigation provided as appropriate.
Our detailed comments below concentrate on the assessments themselves and proposed mitigation measures, all of which should be brought forward into the Plan. Further more detailed comments are also provided for you to consider in your revised ER.	Noted.
Assessment of the Vision and Policies We agree with the assessment of the preferred vision that it can at best only have mixed effects on the environment as it does not make either explicit or implicit reference to issues such as soil, land, waste and water. We note that the proposed mitigation is that the Vision be revised when the Plan is next revisited in 2012. However, as outlined in our response to the MIR, now that you have identified this limitation we would encourage you to take steps to address it now.	The vision and outcomes have been revised following comments from the MIR consultation and the SEA assessments have been revised accordingly.
We generally agree with the assessments for the Policies and Special Landscape Areas and their alternatives.	Noted.
Cumulative Assessment	Noted.

Assessing cumulative effects is difficult and we consider your approach of comparing different development rates an interesting way of doing so. We are content with the assessments presented.	
Assessment of Sites We welcome the detailed assessments carried out of preferred, alternative and non-preferred sites and as outlined above are generally content with the assessment. All the mitigation measures outlined in the assessments should be brought forward into the Plan.	Noted.
Below we have provided some assessment-specific and site-specific comments where we think there is value in doing so. We highlight that sites CT07, TS05, TS19, WK05, WK09 and WK12 do not seem to have been assessed.	The sites were included as part of the Environmental Report. They form part of groups and the full site name may not have been visible. TS20: Land North of Scrabster Mains Farm should have been numbered TS19. This mistake has now been corrected.
<u>Q1b - direct physical impacts on water environment</u> We generally agree with the assessments presented and welcome the mitigation measures when they are outlined. There are a number of sites however where the following issues were noted and could be considered further: • Comments are made about potential pollution issues (i.e. in relation to foul drainage) or flood risk rather than concentrating on direct physical impacts; • Smaller watercourses run through the site or they are adjacent to water features and are identified as not having an effect, where we would consider that a pre-mitigation score might better relate to a potential localised negative effect. In some cases, such as WK22 in Wick, we would suggest that specific mitigation will be required to achieve a neutral post mitigation score; • Where watercourses have already been straightened opportunities exist to enhance the water environment by re-engineering the watercourses to give them a more natural course. This could result in a positive post-mitigation score. Examples are LA03 in Lairg and TS05 (not assessed) in	Noted. WK22 changed to include suggested amendments. Post mitigation score for LA03 has been changed to “+” and mitigation added. Suggested amendments made to TS05.

Thurso.	
Q1c - existing water supplies within 250m We highlight that WK21 in Wick does not identify the use of the watercourse at the boundary of the site for water supply for the nearby distillery. Appropriate mitigation should be outlined.	Suggested amendments made to WK21.
Q3a - flood risk As outlined in our response to the MIR, while you have not carried out a separate Strategic Flood Risk Assessment (SFRA), the assessments you have carried out addressed many of the requirements of an SFRA. You could therefore have made your text on page 15 more positive in this regards.	This section of the report has been revised to reflect how SFRA has been addressed in the ER.
We agree with the individual assessments outlined. There are a couple of very minor anomalies where some sites which could be at risk of flooding have been scored as zero before mitigation.	Where a site may be at risk of flooding the score before mitigation has been changed to "-"
Q9b - Connection to public water supply and waste drainage We agree with the assessments outlined which suggest that nearly all allocations put forwards in the MIR can easily connect to public water and sewerage infrastructure.	Noted. There is a statement in the Proposed Plan that all allocations should connect to the public sewer.
We note and agree that in Lochinver sites LV03 and LV09 could not easily connect to the existing system and welcome the mitigation measures outlined - this mitigation should be included in the Plan. The use of site LV07 is not absolutely clear and as a result the currently proposed choice of mitigation seems reasonable, but as you will note from our response to the MIR we would like to discuss this further.	There is a statement in the Proposed Plan that all allocations should connect to the public sewer.
A number of sites (mostly in Castletown, Halkirk, Thurso and Wick), do not include any mitigation, which in this case we consider should be a statement in the Plan which identifies that all allocations in the Plan should connect to public infrastructure, as is proposed elsewhere in the ER.	There is a statement in the Proposed Plan that all allocations should connect to the public sewer.
Q11a - use of brownfield land	

There are a number of sites in Castletown (and a few elsewhere) where it is not clear why they have been scored as zero as the scale or type of development unlikely to effect brownfield land. It would seem to us that they should have been scored "X - N/A no brownfield land on site".	Site assessments in Castletown have been amended.
Note in the amended Summary of Effects table site LA01 should be scored as significantly positive before mitigation.	The site assessment for LA01 gave "++ve" score pre and post mitigation for Q11a however the scoring shown in the table on page 33 of the Environmental Report was incorrect. This mistake was rectified post publication and an errata table was published showing the "++ve" scoring.
Q11b - contaminated soils There are a couple of sites in Tongue, and elsewhere where the question has been answered as "?? Unknown" but the reason for this is unclear. In most of these cases the assessment suggests the sites are greenfield with no previous use and as a result we would have thought that "no contamination present" was a more appropriate response.	At the time of doing the site assessments for the ER we did not have information on all sites from the Contaminated Land Unit so the answer was "unknown". This information has now been provided and assessments amended as necessary.
In addition it is not clear why the scale or type of development at some sites, such as CT05 (allocated for mixed use) in Castletown and HK05 and HK06 in Halkirk (allocated for housing), would be unlikely to affect contaminated land. We presume the pre-mitigation score should have been that there was or was not potentially contaminated land on site.	The neutral score was being used for these sites, unfortunately the fixed response in the drop down menu in our database for neutral was not an appropriate form of words.
We presume that the pre-mitigation score for site WK14 should have been negative.	It is negative.
Q11c - loss of greenfield land There are a small number of assessments which are scored to state that the scale or type of proposal means that it's unlikely to result in a loss of greenfield land, however it seems that "no greenfield land" or "small sale use of greenfield land" would be more appropriate. Examples include TS06, TS10 and TS12 in Thurso, all of which are proposed for mixed use.	TS06 has already been noted as having a negative impact on the greenfield land. TS10 and TS12 have been changed to take account of suggested amendments.
Q12a - disturbance of carbon rich soils and wetlands	Noted.

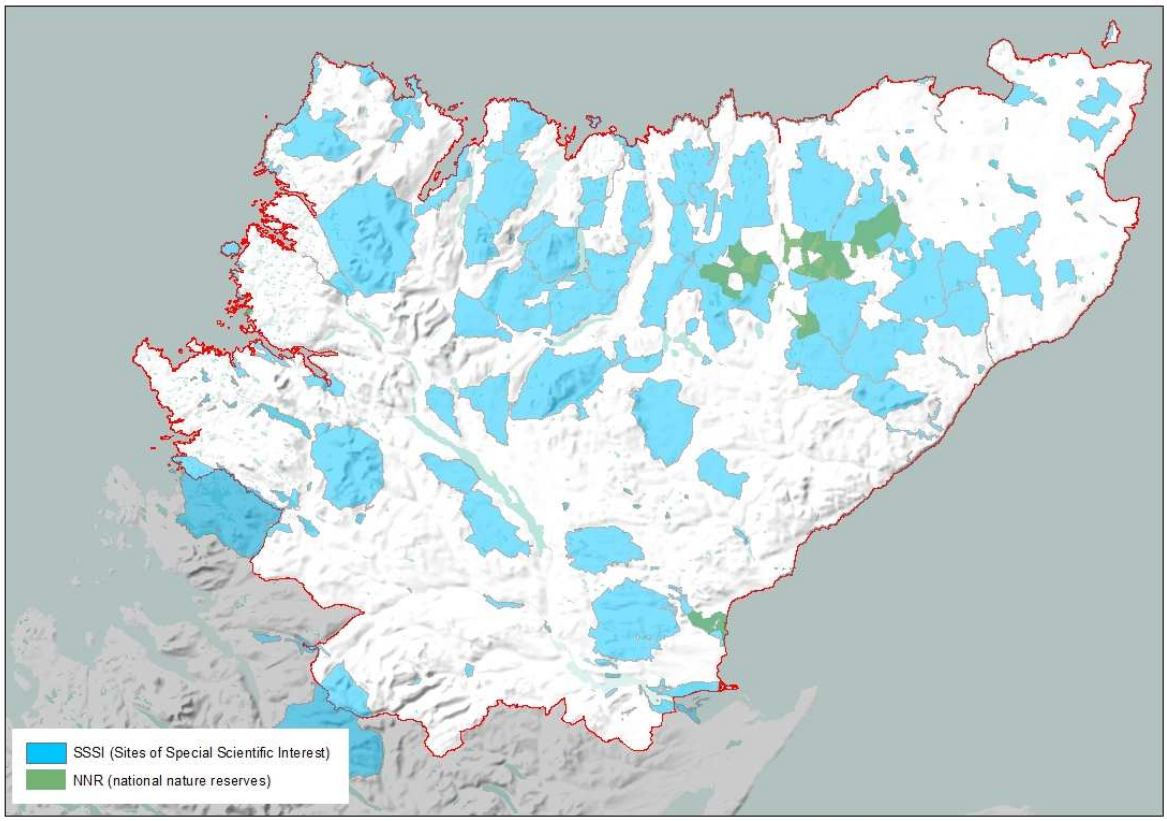
You will note from our response to the MIR there are a couple of additional sites where we consider impacts are likely.	
Q13a - meeting Zero Waste Plan targets We are pleased to note that it has been identified that a number of larger allocations, such as DN01 in Dornoch and LA01 in Lairg, could include recycling facilities. We note that there are a number of allocations in Dornoch where it is thought that facilities could be included, but for example, none in Wick. If you have not done so already you may wish to consider discussing each settlement with your waste colleagues and deciding (1) whether additional collection facilities are required for the settlement and (2) if so, where should they be located.	Noted
Q13b - minimise demand for primary resources We note that this question has mainly been answered to suggest that development is unlikely to have any significant impact on demand for natural resources. However there are some sites, such as HD03 and HD05 in Helmsdale, where it is thought that the development will result in an increase used of primary resources. The reasons why these sites are different in not clear. In retrospect perhaps this question would benefit from some additional guidance on how it should be scored or alternatively it could be one which is removed from the suite.	This question has been revised for West Highlands and Islands LDP SEA site assessments, taking on board the comments received through CaSPlan. Sites HD03 and HD05 revised to be consistent with the approach taken by the CaSPlan team.
Q13c - proximity to waste management sites We note that for every allocation this question has been answered to say that there are no waste management facilities nearby. However note that site WK05 in Wick, which as not assessed, is the current location of a Highland Council's recycling centre.	Reference made to recycling centre on WK05. Pre and post mitigation scores have been changed to ‘0’ instead of ‘X’.

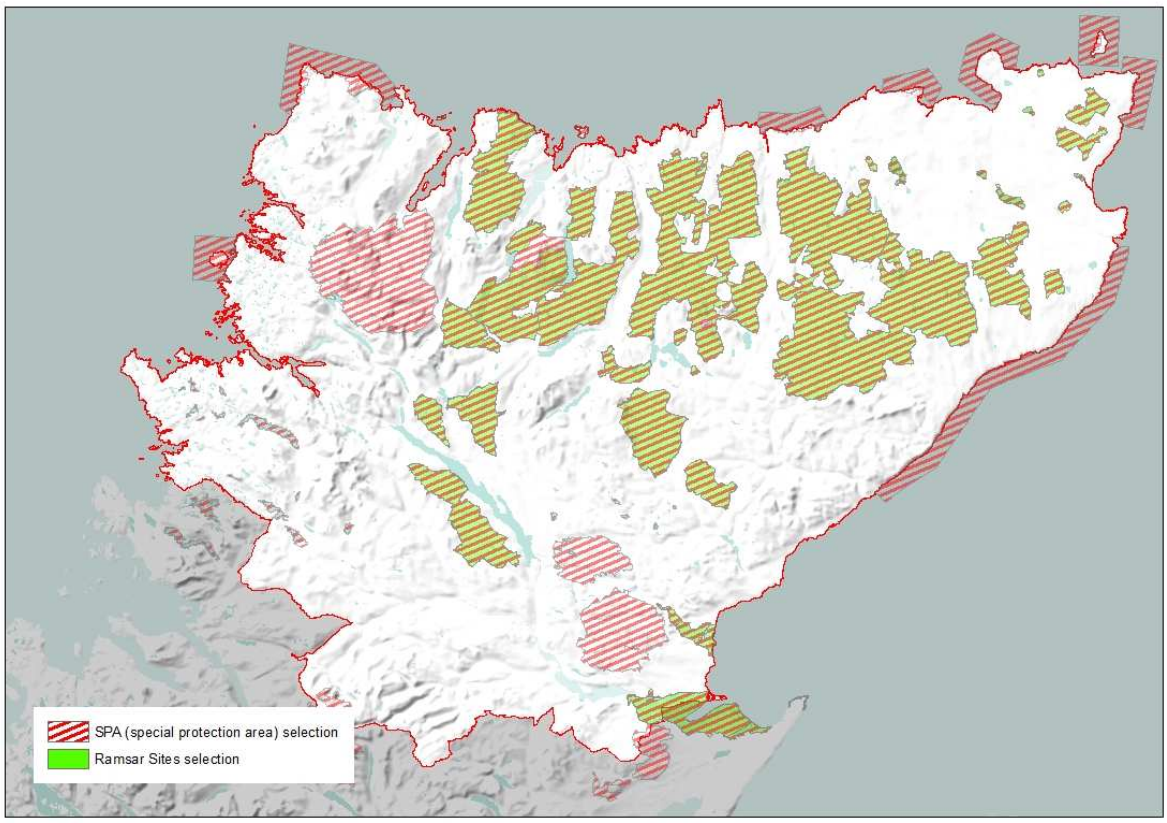
Appendix 2: Baseline Data Information and Maps

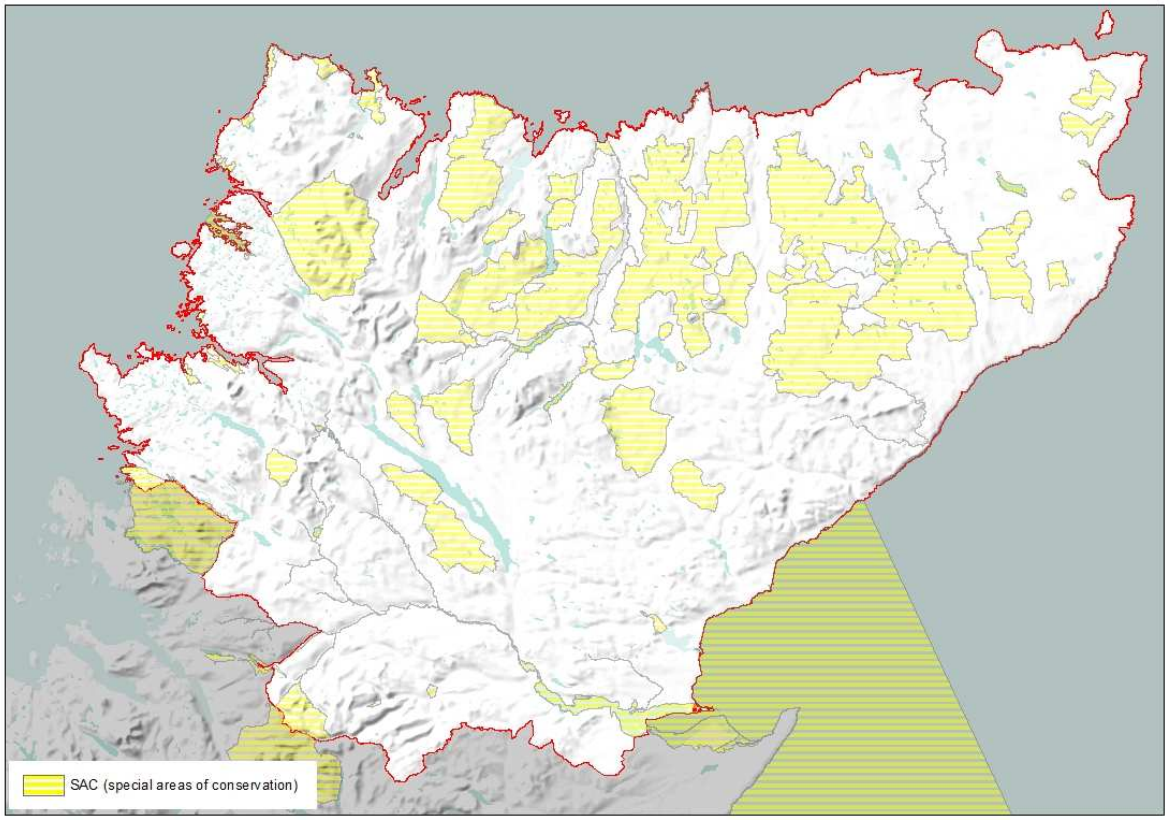
The information in this appendix shows baseline data for Caithness and Sutherland. It consists of a series of maps and links to sources used in the preparation of this Revised Environmental Report. Data has been taken at either Highland wide level or, when available, Caithness and Sutherland level.

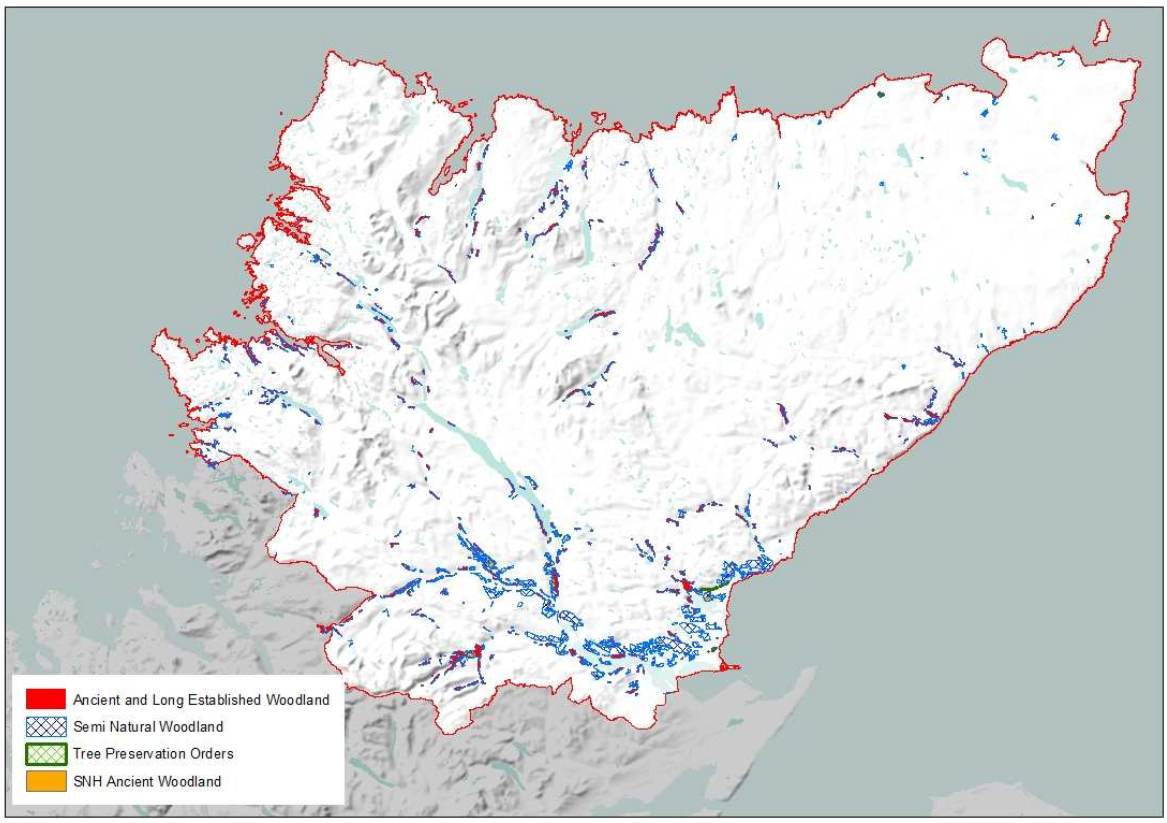
Biodiversity, Flora and Fauna	Key information	Data Source
Protect, enhance and where necessary restore designated wildlife sites and protected species	There are currently 150 SSSI's, 29 SAC's, 15 SPA's, 4 NNR's, 3 RAMSAR in the Plan area.	SNH website for information on designated sites, site condition and qualifying interests/features: www.snh.org.uk Scottish Biodiversity Strategy (Scotland's Biodiversity - It's In Your Hands; 2020 Challenge for Scotland's Biodiversity)
	Flow Country, nominated to UNESCO as a tentative World Heritage Site, is a vitally important habitat on a regional and international scale. It is the largest expanse of blanket bog in Europe, and covers about 4,000 km^2 and home to a rich variety of wildlife, and is used as a breeding ground for many different species of birds.	The Peatlands of Caithness and Sutherland - Management Strategy 2005 - 2015
Improve biodiversity, avoiding irreversible losses.	Highland region supports 192 of the 238 priority species in Scotland and 40 of the 42 priority habitats. 455 of the priority species of conservation importance are found in Highland.	Highland Biodiversity Action Plan www.highlandbiodiversity.com Habitat and Birds Directive – Annex 1
Provide appropriate opportunities for people to come into contact with and appreciate wild life and wild places.	Core Paths and Rights of Way	THC Core Paths Scotways
Fisheries and Aquaculture	Natural Resources of the Seas around Highland.	http://www.highland.gov.uk/yourenvironment/agriculturefisheriesandforestry/fisheriesandaquaculture/
Protected species		THC's Statutorily Protected Species Supplementary Guidance. SNH website http://www.snh.gov.uk/publications-data-and-research/snhi-information-

		service/map/ Presence of protected species may be able to be derived from the NBN Gateway http://data,nbn.org.uk/ (although absence of any record is not conclusive that the species is not present).
Forest and Woodland	The forestry map below shows the key features within the existing forestry industry across Highland. In the Plan area there are 1,338 Semi-natural woodland sites, 1,010 ancient woodland sites and 8 Tree Preservation Orders.	The Highland Forest and Woodland Strategy Forestry Commission Scotland: http://www.forestry.gov.uk/scotland Native Woodland Survey of Scotland
Protect and enhance the connectivity of green networks	Mapped extent and mapping methodology for identification of green networks in Highland	Green Networks Supplementary Guidance
Marine Protected Areas	2 Nature Conservation Marine Protected Areas	SNH website for information Marine Protected Areas
Seal Haul-out Areas	15 Seal Haul-out areas	Seal Haul-out Areas

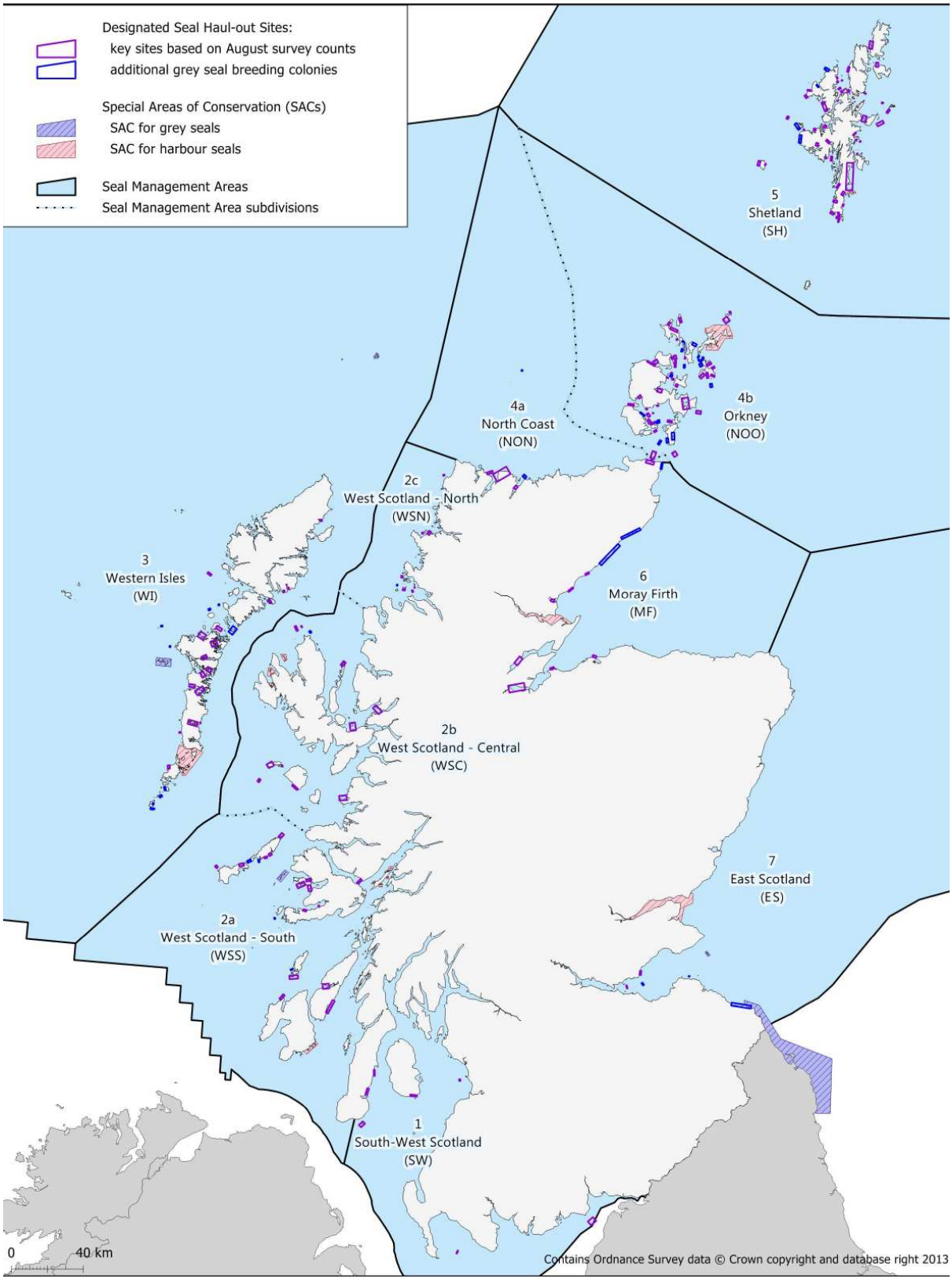


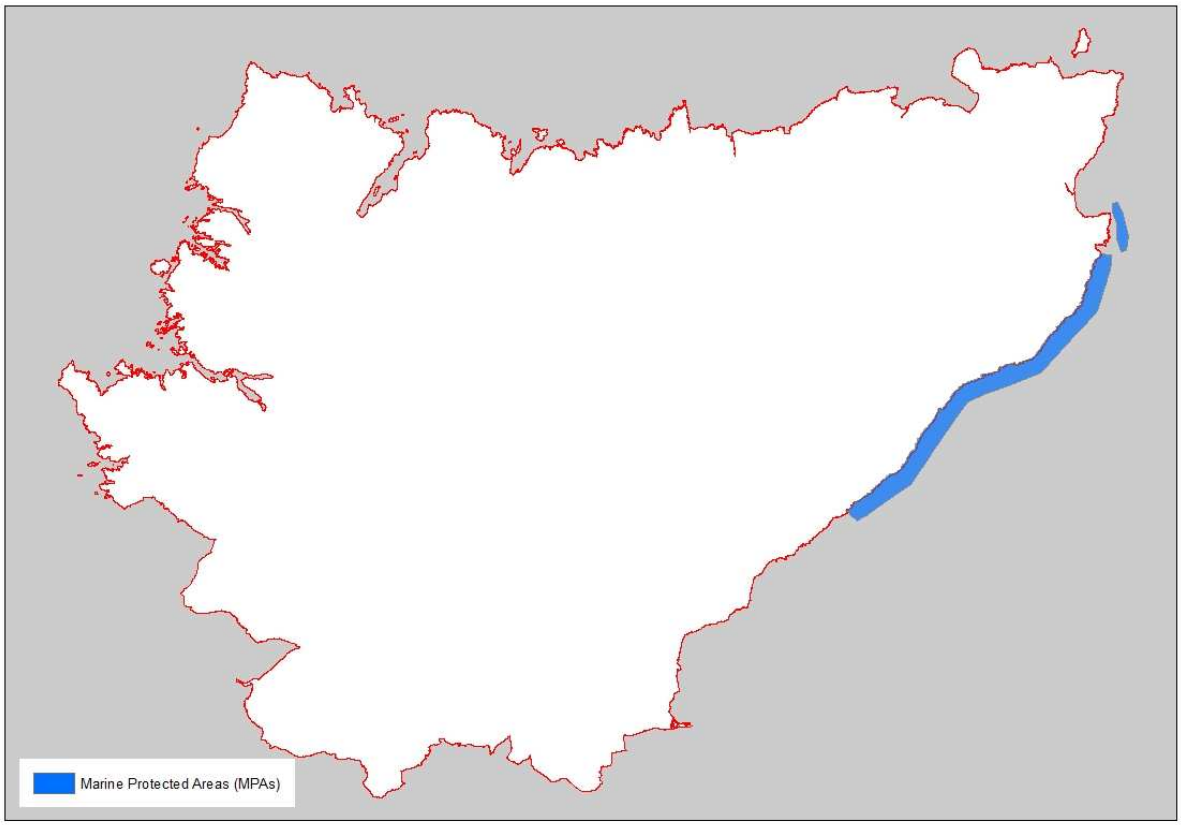

SPA (special protection area) selection
Ramsar Sites selection


SAC (special areas of conservation)


Ancient and Long Established Woodland
Semi Natural Woodland
Tree Preservation Orders
SNH Ancient Woodland

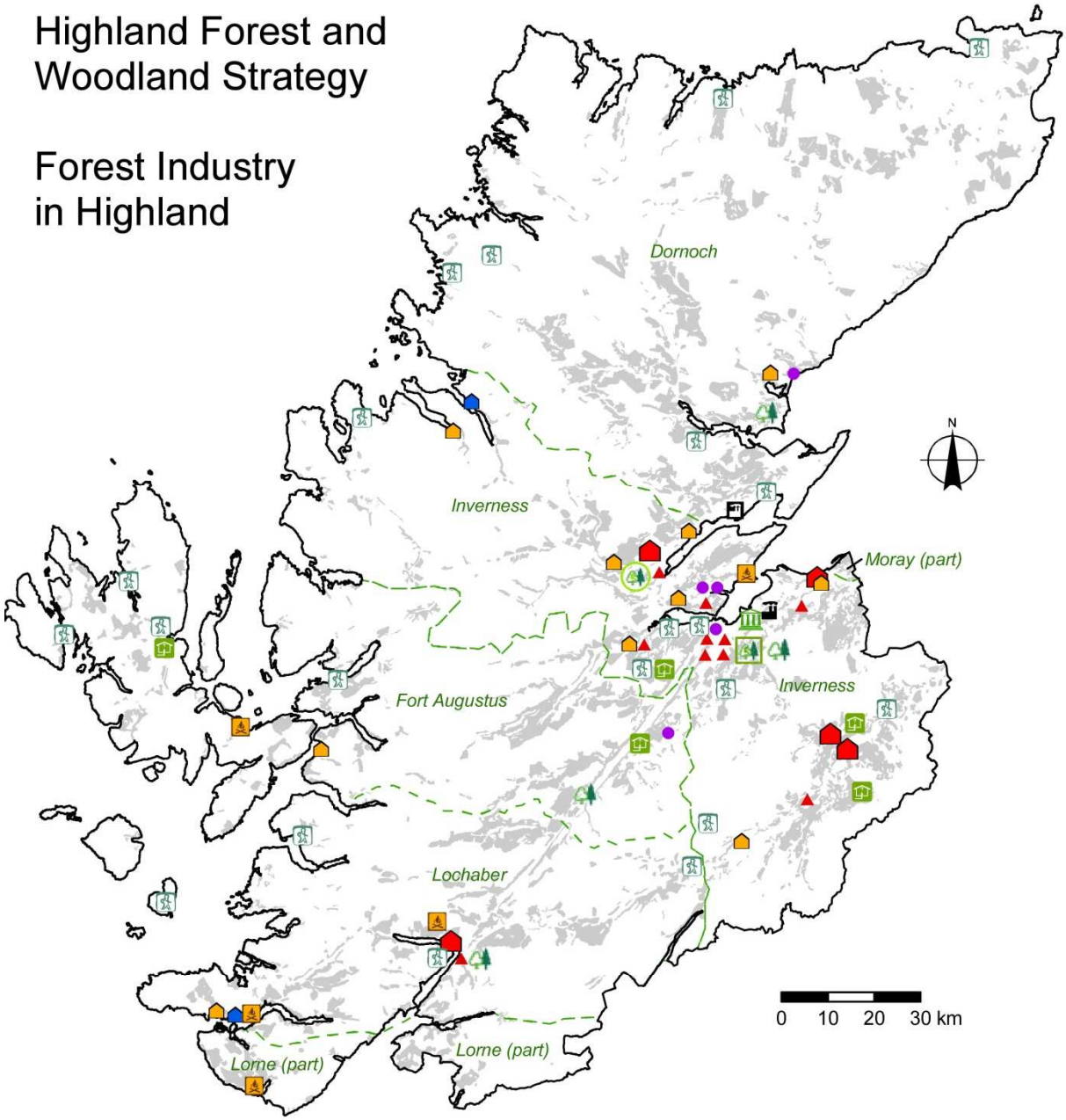
Designated Seal Haul-out Sites in Scotland
as set out in an order made under section 117 of the Marine (Scotland) Act 2010




Marine Protected Areas (MPAs)

Highland Forest and Woodland Strategy

Forest Industry in Highland

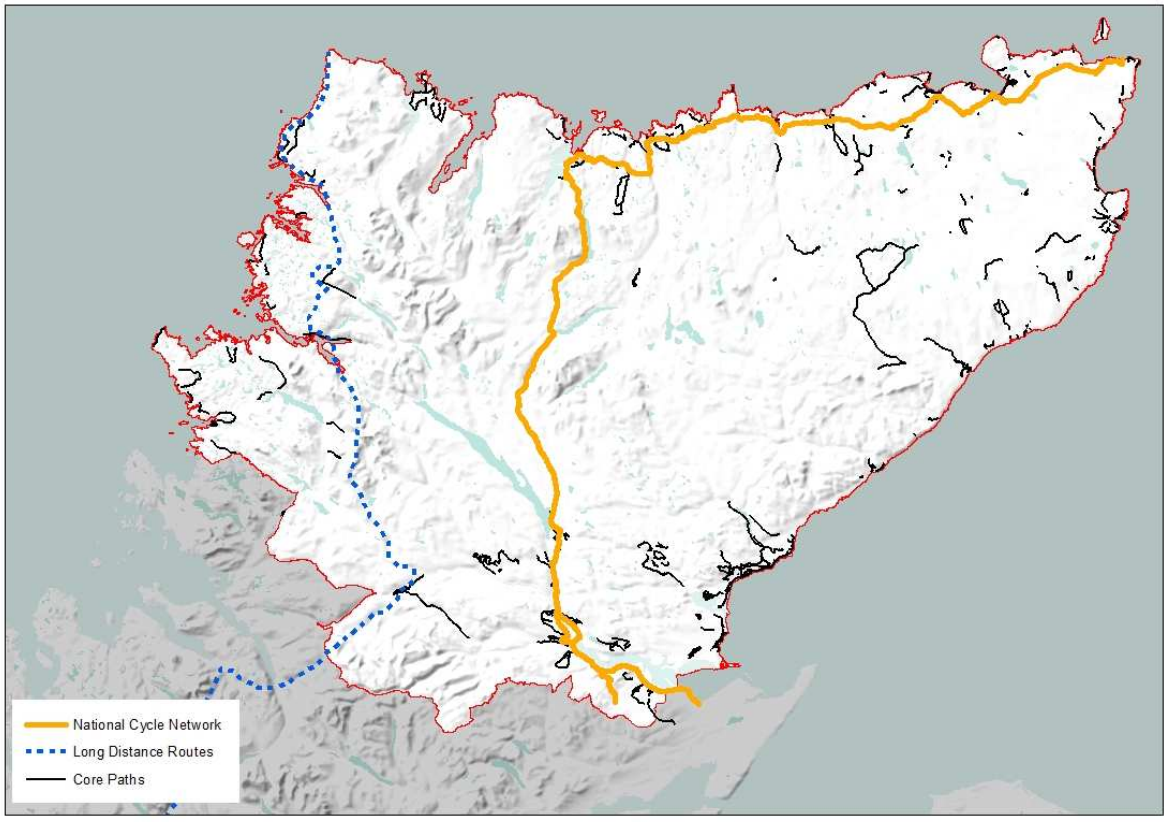


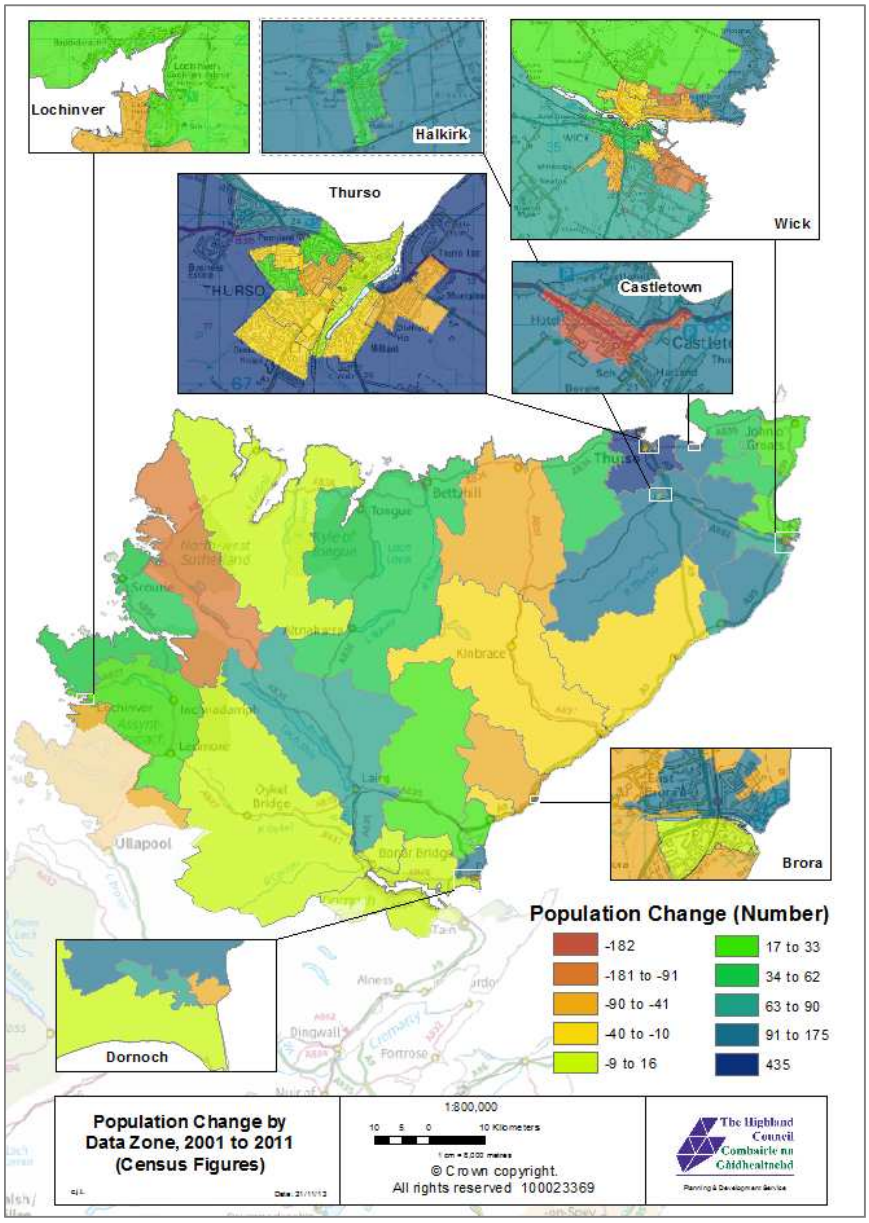
Forestry Commission Scotland

- Scotland HQ
- Highland Conservancy
- District office
- Forestry District boundary
- Forest management company main office
- Forestry/woodland NGOs
- Forestry training colleges
- Timber processing factory
- Potential timber processing factory location
- Major sawmill
- Smaller scale sawmill
- Mobile sawmills (base location)
- Woodfuel supplier
- Community woodland
- Forestry/woodlands interpretive centre
- Forest and woodland area

Population and Human Health	Key Information	Data Source
Population and demographics	Information on the current situation and forecasts for future demographic changes at local, regional and international levels. • Population of Highland increased from 208, 914 to 232,132 between 2001 and 2011 (11% increase) • Population is projected to increase by 15% by 2035. • There is expected to be 16, 029 more people of retirement age and 5507 fewer children than in 2004. Therefore the population is expected to age. • 3 data zones in highland Region fall within the 5% most deprived zones in Scotland. 2 data zones fall within the top 5% least deprived. • A large proportion of Highland Region is referred to as "Fragile" in terms of remoteness and scarcity of population. An average of 8 people live per sq km, throughout the region, reducing to 2 people per sq km in some parts. In Caithness and Sutherland the population has grown by 1,312 between 2001 and 2011 to 37,020 but is expected to decline to 35,556 by 2031. Current population density in the Plan area is 5.1 people per km2 (compared to Highland at 8.7 people per km2 and 67.4 for Scotland. Sutherland is the most sparsely populated area of Scotland with only 2.2 people per km2.	Census statistics and analysis www.ons.gov.uk Scottish Household Survey 2012 http://www.scotland.gov.uk/Topics/Statistics/16002 Scottish Index of Multiple Deprivation Highland Council Deprivation and Fragility Informaton
Health and well-being	Baseline information on the current situation and forecasts for future trends on a variety of topics including health, crime, environmental health.	www.isdscotland.org Transport Scotland: Household Survey 2012 www.audit-scotland.gov.uk http://www.transportscotland.gov.uk/news/scottish-household-survey-travel-diary-2012
School rolls	Many of the primary and secondary schools are significantly under capacity.	School roll forecasts
Physical activity and active travel	Information on physical activity organisations and current and planned active travel projects. • 47.7% of Highland has not walked as a means of transport in the past	2012 Scottish Household Survey www.scotland.gov.uk/Topics/Statistics/16002

	week and only 40.5% walked for pleasure in the last week. • 49% of Highland population has access to a bicycle (second only to Moray at 49.6%	Sustrans National Cycle Network Map; http://www.sustrans.org.uk/ncn/map/national-cycle-network Active Travel audits are available for Thurso and Wick
	Footpath networks – Highlights the proportion of population living within 200m of a footpath.	THC Core Paths Scotways
Open Space	Highlights the proportion of population who live within 200m of open space	THC Open Space Supplementary Guidance and Greenspace Audit Greenspace Scotland http://www.greenspacescotland.org.uk/audits-and-strategies.aspx Scottish Household Survey 2012 www.gov.scot/Topics/Statistics/16002 SNH - Attitudes to Greenspace in Scotland





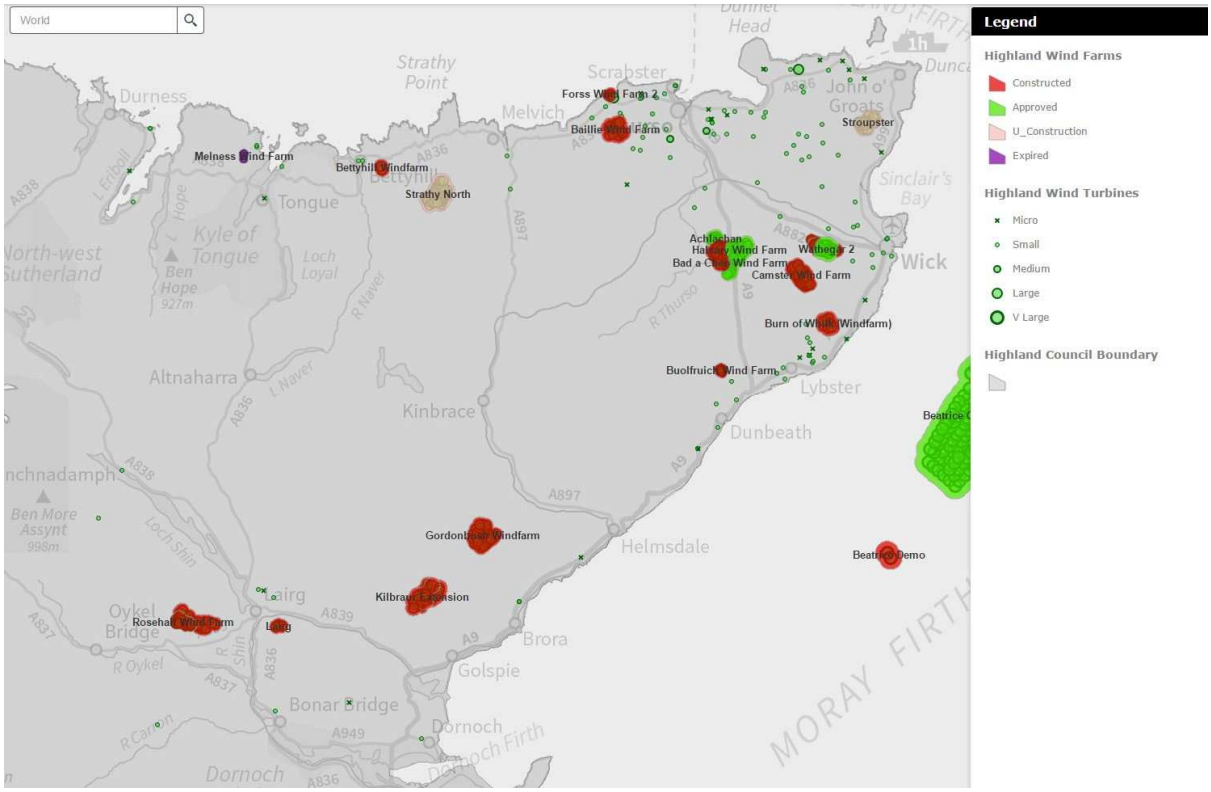
Air	Key Information	Data Source
2013 Air Quality Progress Report	Generally the air quality in the Highland Council area is good. Risk that 15 minute mean air quality objective SO2 could be exceeded in Castletown as a result of the density of dwellings which burn solid fuels.	http://www.highland.gov.uk/downloads/file/405/2013_air_quality_progress_report
Number of Air Quality Management Areas (AQMA) in Highland	None at present	http://www.scottishairquality.co.uk/

Water	Key Information	Data Source
Flooding likelihood	Within nearly all the main towns and villages there are areas which are at risk of flooding and that both coastal and fluvial flood risk can be an issue in the CaSPlan area.	SEPA flood risk management maps Strategic Flood Risk Assessment - SEPA technical guidance to support Development Planning
Water Quality	• North Coast –contains 8 coastal water bodies: 4 'high' ecological status and 4 'good' • Tongue - 19 natural water bodies in coastal catchment: 3 high and 16 good. • River Hope - 5 natural water bodies: 4 'good' and 1 'poor'. • River Borgie - 7 natural water bodies: 3 high and 4 good. • River Strathy - 4 natural water bodies: 4 good • Helmsdale River - 7 natural water bodies: 6 high and 1 good • Forss Water – 6 natural, 1 heavily modified: 5 high and 1 poor • Wick Coastal – 11 natural water bodies: 7 good, 2 moderate, 1 poor • East Coast – 10 coastal water bodies, 7 high, 2 good and 1 heavily modified • Wick River – 5 water bodies: 2 moderate, 2 poor and 1 bad • River Thurso – 15 water bodies (13 natural and 2 heavily modified): 1 high, 13 good, 3 moderate, 1 poor, 1 bad • River Helmsdale – 28 water bodies: 6 high, 21 good, 1 moderate • River Naver – 20 water bodies (1 heavily modified): 19 high and 1 moderate. • Dunbeath Water – 5 water bodies 1 high 4 good • Berriedale Water – 3 water bodies: 1 high, 1 good and 1 moderate • River Brora – 14 water bodies (1 heavily modified): 12 good, 1 moderate • Brora Coastal – 2 water bodies: both good • River Shin – 23 water bodies (3 heavily modified): 20 good, 2 moderate, 1 bad • River Oykel – 16 water bodies: 3 high, 12 good and 1 moderate • River Caron (Sutherland) – 8 water	River Basin Management Plans SEPA http://www.sepa.org.uk/environment/water/monitoring SEPA Water Quality Classifications

	bodies (1 heavily modified) : 1 high, 5 good, 2 moderate.	
Hydro-power	Over 80 hydro-powered stations in Highlands and Islands More than half of Scotland's 145 hydroelectric schemes are in the Highlands and Islands area	Hi Energy http://www.hi-energy.org.uk/hydroenergy.html
Wave and tidal renewable energy	Pentland Firth and Orkney Waters commercial lease area hosts 6 of the top 10 tidal energy sites in the UK. Potential to generate up to 1.6GW (gigawatts) from tidal and wave device deployment by 2020.	Hi Energy http://www.hi-energy.org.uk/Renewables/Tidal-Energy.htm www.hi-energy.org.uk/Renewables/Wave-Energy.htm
Ground Water and River Levels		SEPA River Levels http://www.sepa.org.uk/water/river_levels.aspx Centre for Hydrology and Ecology. National Water Archive; http://www.ceh.ac.uk/data/NWA.htm Scotland's River Basin management plan RBMP Interactive Map http://gis.sepa.org.uk/rbmp/

Climatic Factors	Key Information	Data Source
Vulnerability to effects of climate change		The Scottish Climate Change Impacts Partnership www.adaptationscotland.org.uk/1/1/0/Home.aspx Consideration of Climatic Factors within Strategic Environmental Assessment (SEA) www.scotland.gov.uk/Publications/2010/03/18102927/0 SEPA flood risk management maps

		Marine Climate Change Impacts Partnership UKCP09 The climate of the United Kingdom and recent trends. ukclimateprojections.defra.gov.uk http://www.sniffer.org.uk/
Energy consumption	Highland Council energy consumption is 22, 250GWH per annum.	THC energy consumption www.highland.gov.uk/downloads/download/354/energy_consumption
Energy from renewable sources	Renewable Energy installations in Highland Council Building is 1200KWh Promotion of renewable energy.	Renewable energy in THC buildings www.highland.gov.uk/info/1034/land_and_property/271/renewable_energy_in_our_buildings Highland Council Renewable Energy Strategy www.highland.gov.uk/info/198/planning_-_long_term_and_area_policies/152/renewable_energy Community Benefits from Renewables Highland Council Wind Turbine Map
Air Quality Management Areas (AQMA)	None at present in Caithness and Sutherland	http://www.scottishairquality.co.uk/
Travel	44% of people within Highland taking public transport or active travel means to work and study. Active travel audits for Wick and Thurso which includes a variety of baseline information.	Local Transport Strategy and Active Travel Plans www.highland.gov.uk/info/1523/transport_and_streets/121/local_transport_planning
Improve the use of sustainable building techniques	Promotion of Sustainable design in the Community.	Designing for Sustainability in the Highlands

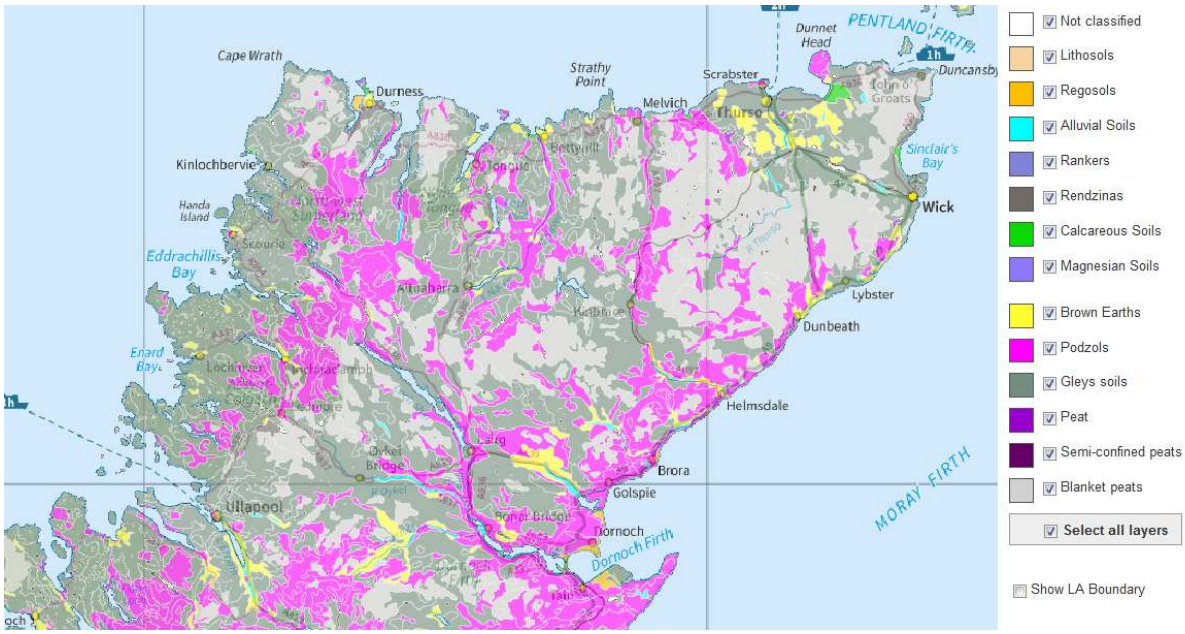


Highland Windfarm Activity November 2015

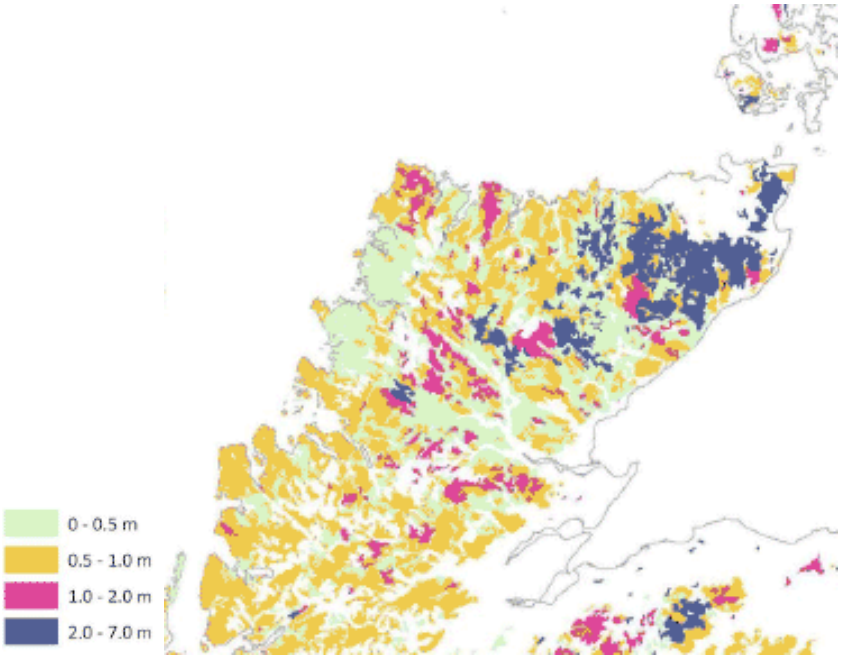
Material Assets	Key Information	Data Source
Vacant & Derelict Land Register		Scottish Vacant and Derelict Land Survey
Waste Generation and Management		Scotland's Zero Waste Plan Scotland's Environmental Waste Discovery Data Scottish Waste Sites and Capacity Tool Household Waste Summary Data THC Waste Data Report www.highland.gov.uk/downloads/file/13531/annual_waste_data_report_2011_to_2013
Core Path Plan & Rights of Way		The Highland Council (THC) /Scotways www.highland.gov.uk/info/1457/tourism_and_visitor_attractions/163/paths_in_the_highlands

Land Use Plan & Open Space Audit	THC Open Space Supplementary Guidance and Greenspace Audit: www.highland.gov.uk/info/178/

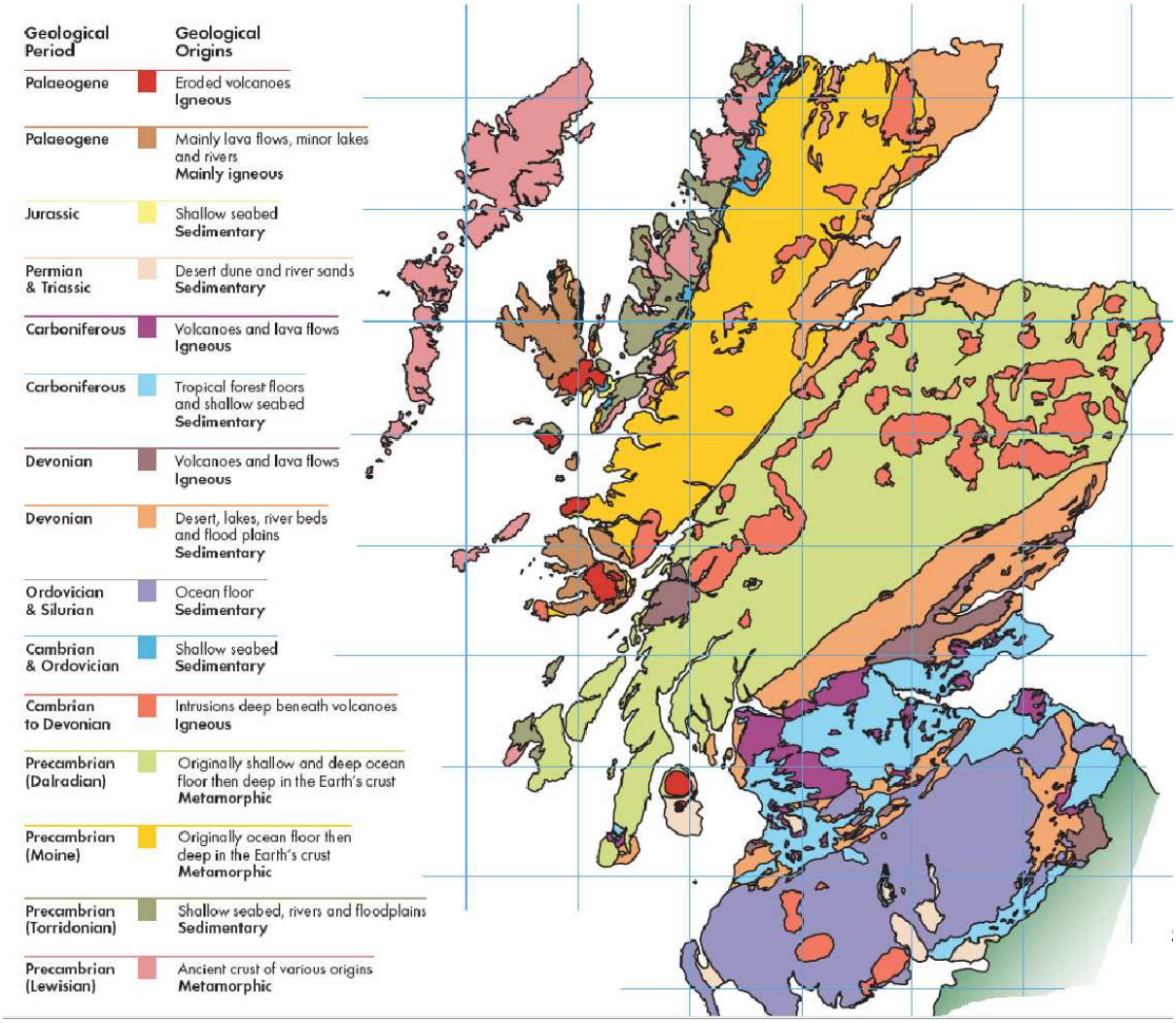
Soil	Key Information	Data Source
Erosion	Distance and numbers of path where erosion or poor path construction has or is reducing soil quality and quantity. No data available but possible monitoring of core paths in the future can be used.	The Highland Council Core Paths Plan
Contaminated Land		Highland Council Contaminated Land Database. Scottish Vacant and Derelict Land Survey
Agricultural Land	Land use, employment and production information. Crofting in Highland Prime agricultural land (considered to be 3.2 and above)	National Farmers Union Scotland; http://www.nfus.org.uk/facts_index.asp Scotland's Soils http://www.soils-scotland.gov.uk/data/lca250k Crofting Commission Annual Report www.crofting.scotland.gov.uk/documents.asp?catid=29
Soil Quality	Key indicators of soil quality	Soil Indicators for Scottish Soils sifss.hutton.ac.uk/
Carbon Rich Soils	Peat soils make up 22.5% of Scotland's soil. Scottish soils are estimated to contain approximately 3000 million tonnes carbon, which is the majority of the soil carbon stock of the whole of the UK.	SNH www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/ Scotland's Soils – survey data http://www.soils-scotland.gov.uk/data/soil-survey
Geology		http://www.scottishgeology.com/ SNH GCR Sites



Map: Soil types in the Caithness and Sutherland area



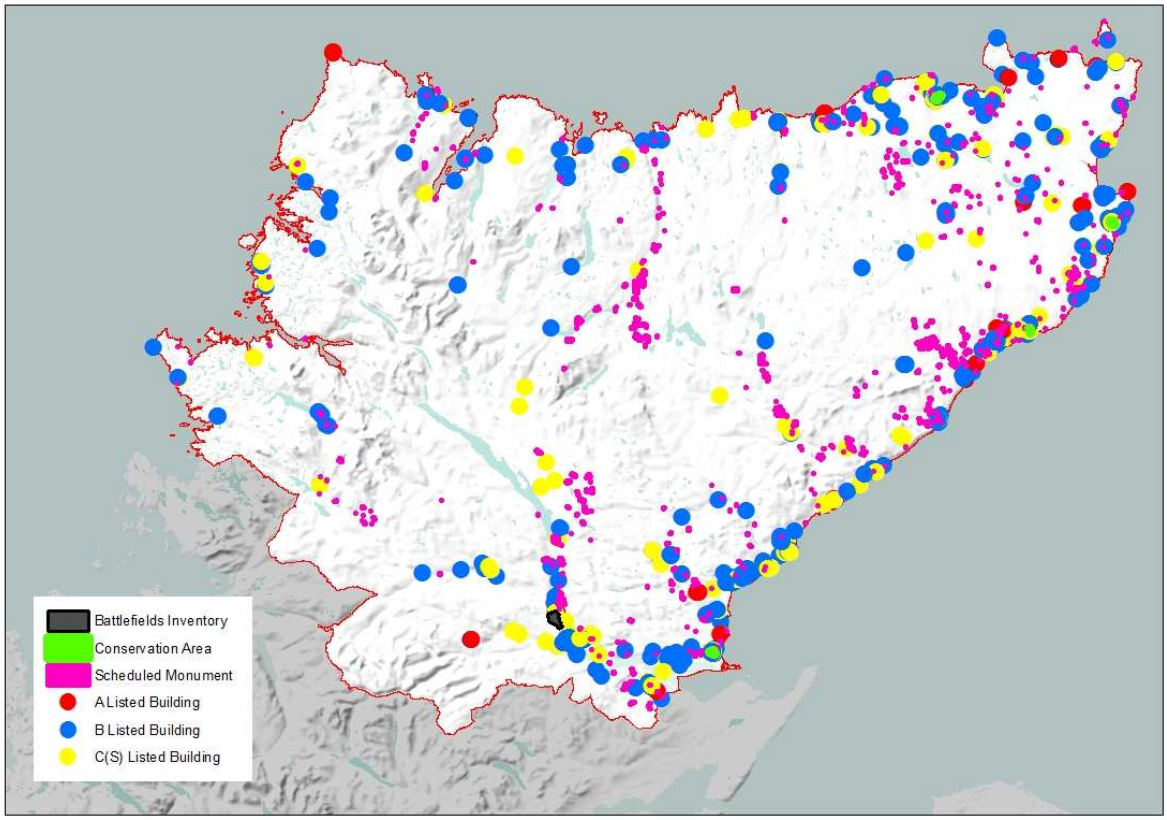
Map: Peat depths



Map: Simplified geological map illustrating the nature, age, origins and distribution of rocks

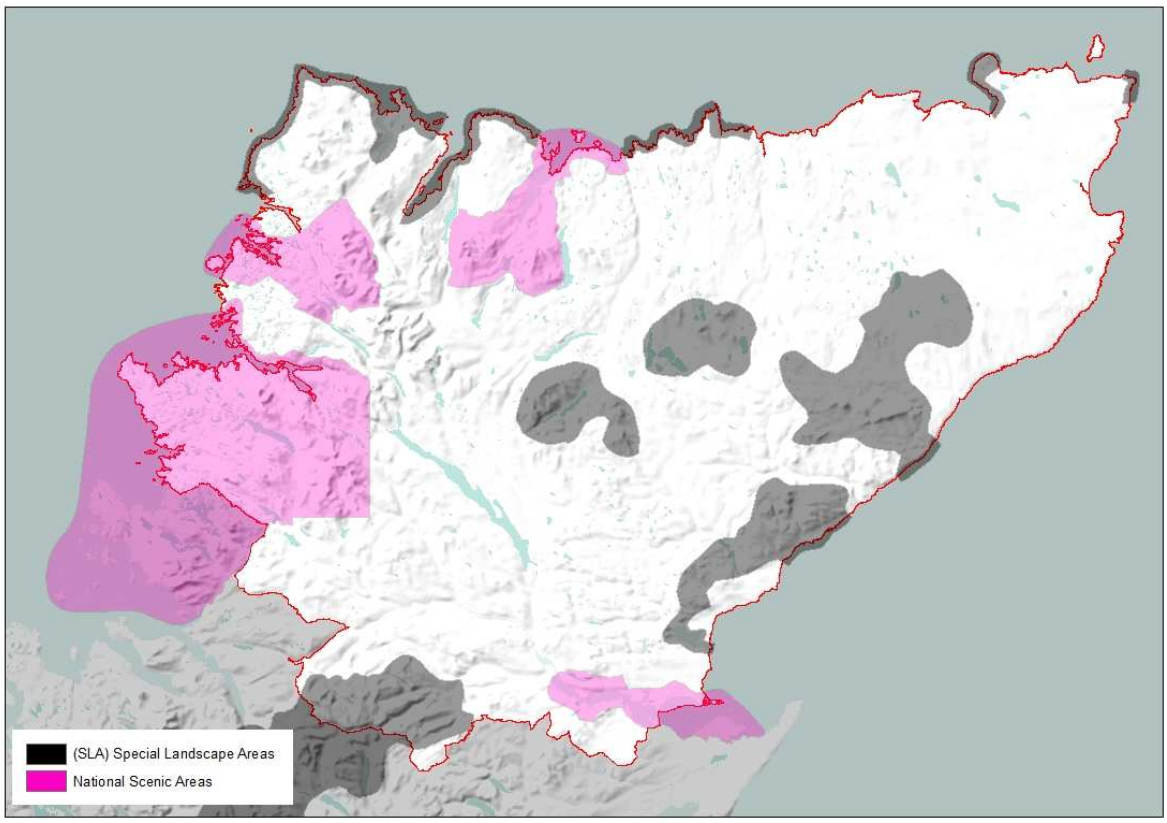
Cultural Heritage	Key Information	Data Source
Value and protect diversity and local distinctiveness.	Detailed masterplans of Wick and Thurso produced with members of the local community.	Wick and Thurso Charrettes – Final Report http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/283/caithness_and_sutherland_local_development_plan/2
Listed Buildings	Number of Listed buildings across Caithness and Sutherland are: A Listed - 66 B Listed - 552 C(S) Listed - 349	Historic Scotland data.historic-scotland.gov.uk/pls/htmldb/f?p=2000:10:0
Schedule Monuments	Total number of Schedule Monuments in Caithness and Sutherland is 598	Historic Scotland data.historic-scotland.gov.uk/pls/htmldb/f?p=2000:10:0

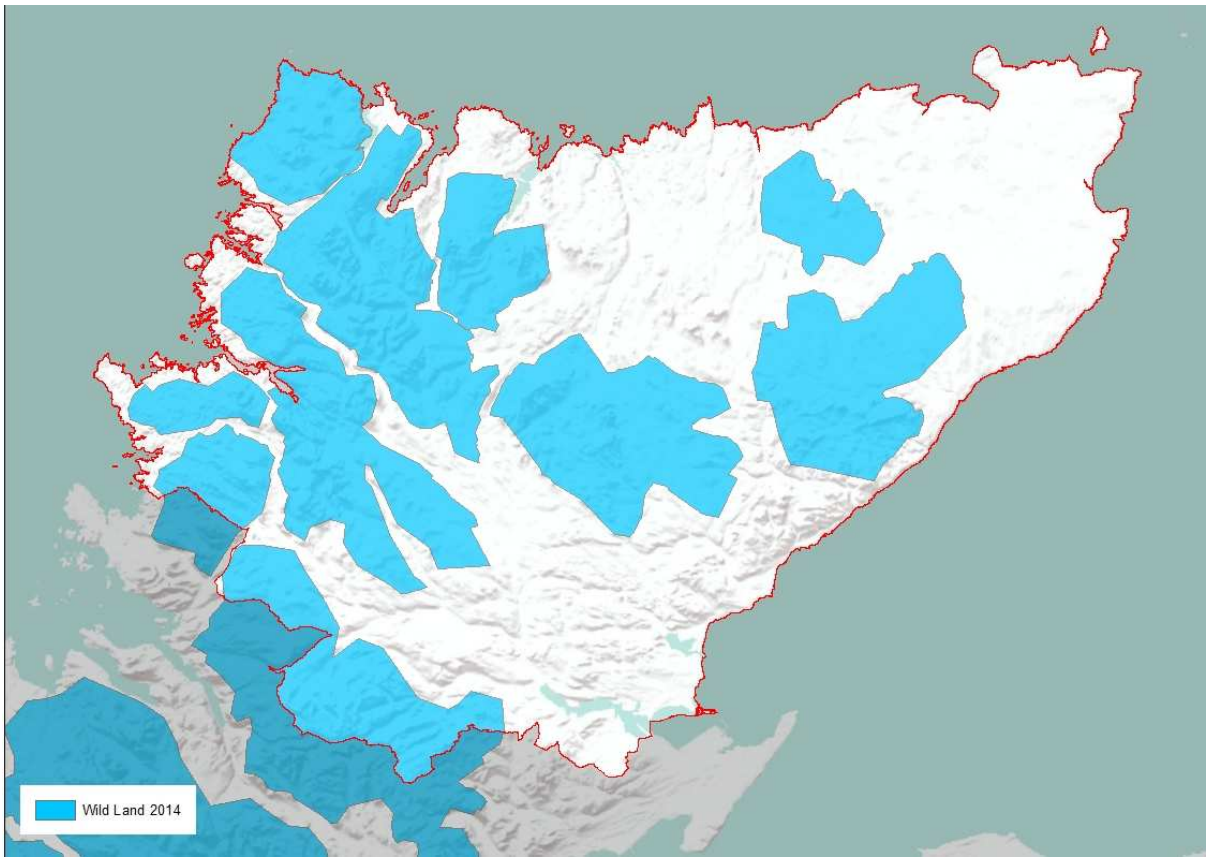
Inventory Gardens and Designed Landscapes	There is 1 Inventory Gardens and Designed Landscapes in the Plan area.	Historic Scotland data.historic-scotland.gov.uk/pls/htmldb/f?p=2000:10:0
Conservation areas	There are 4 conservation areas across the Plan area.	www.highland.gov.uk/info/192/planning_-_listed_buildings_and_conservation_areas/167/conservation/2
Building at Risk	There are 172 buildings on the Buildings at Risk register in Highland. Many of these are within Caithness.	Buildings At Risk Register http://www.buildingsatrisk.org.uk/



Landscape	Key Information	Data Source
Retain and improve quality and quantity of publicly accessible open space.	There are 15 separate Landscape Character Types identified within Caithness and Sutherland.	Scottish Natural Heritage: Overview of Scotland's national programme of Landscape Character Assessment (2004) Sutherland landscape capacity study: an analysis of housing potential (2006).

		Caithness and Sutherland Landscape Character Assessment (1998) www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/lca/
National Scenic Areas	Caithness and Sutherland includes 4 National Scenic Areas – Scotland's finest landscapes.	SNH National Scenic Areas
Wild Land Areas	There are 10 Wild Land Areas identified in the CaSPlan area that make up approx. 45% of the total CaSPlan area.	SNH Wild Land Areas
Coast		Highland Coastal Strategy
Impact of Built development	Visual impact of built development	SNH's visual indicator of built development and land use change – http://www.snh.gov.uk/publications-data-and-research/trends/scotlands-indicators/natural-heritage-indicators
Special Landscape Areas	There are 10 SLAs wholly or partially within the Plan area.	SLA Citations www.highland.gov.uk/developmentplans


(SLA) Special Landscape Areas
National Scenic Areas


Wild Land 2014

Appendix 3a: Assessment Matrix Explanation

This appendix details the assessment matrix used for policies and provides information on the SEA Objectives.

The assessment considers:

- What level of impact the vision/spatial strategy/policy/alternative approaches may have in the short/medium/long term on each of the SEA Objectives and;
- At what scale the vision/spatial strategy/policy/alternative approaches may have an impact.

The matrix also includes a justification of the assessment for each SEA objective. This is intended to guide the reader through the decision making process. To aid in this there are assumptions recorded at the beginning of each matrix, which have been made in the decision making process. This is recorded at the start rather than against each SEA Objective as the assumptions made apply to all the Objectives.

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

Significant Positive Impact	Minimal positive impact	Neutral Impact	Minimal negative impact	Significant negative impact	Possible Positive and Negative Impacts	Unknown Impact
++	+	=	-	--	+/-	??

Each assessment is followed by a concise commentary on the findings of the assessment of the vision/spatial strategy/policy/alternative approaches.

Please note that all assessments have been carried out assuming that the mitigation is already included in the policy.

The assessments are set out in two appendices – appendix 3b for the vision/spatial strategy/policies in the Proposed Plan and appendix 3c for the alternative approaches.

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

1	**To conserve and where possible enhance biodiversity and accord to the protection of valued nature conservation habitats and species**
	Will it contribute to the protection and enhancement of biodiversity in Highland?
	Will it have a detrimental effect on protected species?
	Will it contribute to achieving local and regional biodiversity action plan targets?
	Will habitats of importance for biodiversity be protected?
	Will designated sites be protected?
	Will it avoid the introduction or spread of non-native species?
	Will habitat networks and corridors be maintained or enhanced?
2	**To improve the living environment for all communities and promote improved health of the human population**

	Will it ensure better connectivity of open spaces?
	Will it create or enhance green networks for people or wildlife?
	Will it give additional benefit to human health?
	Will human health be significantly reduced?
	Will it ensure a healthier lifestyle for the residents within the settlements?
3	**Safeguard the soil quality, geodiversity and improve contaminated land**
	Will it lead to the avoidance of areas of landslide/landslip?
	Will it ensure the re-use of brownfield sites?
	Will it prevent the sealing of good quality soil on sites?
	Will it protect areas of importance for geodiversity in Highland?
	Will carbon storage of peat land be protected?
4	**Manage and reduce flood risk and protect the water environment**
	Will it ensure new developments are free from flooding?
	Will it reduce the vulnerability of existing areas to flooding?
	Will it enhance natural drainage?
	Will it ensure SUDS are included in new residential developments?
	Will it ensure development is supported by appropriate drainage infrastructure
	Will it ensure that development has no detrimental impact on the water environment?
	Will it ensure developments enhance the water environment where possible?
5	**Reduce greenhouse gases and contribute to the adaptation of the area to climate change**
	Will it reduce the need to travel?
	Will it ensure an increase in use of more sustainable transport methods?
	Will it ensure better opportunities for walking and cycling?
	Will it ensure more renewable energy production where appropriate?
	Will it ensure energy efficiency is taken into consideration in new developments?
	Will it ensure suitable connection to electricity infrastructure?
	Will it reduce the risk of coastal inundation through sea level rising?
6	**Manage, maintain and promote sustainable use of material assets**
	Will it support the minimisation of waste production?
	Will it support the achievement of government targets through the use of the waste management hierarchy?
	Will it ensure the waste management facilities comply with National Waste Strategy Objectives,

	thus ensuring only residual waste is land filled? Will it ensure recovery of energy and heat from waste is considered where appropriate?
7	**Protect and enhance, where appropriate, the area's rich historic environment** Will it protect and enhance the historic environment?
8	**Protect and enhance the character, diversity and unique qualities of the landscape** Will local diversity and distinctiveness be maintained or enhanced? Will the special qualities of designated areas be maintained or enhanced? Will existing landscape character be maintenance or enhanced? Will visual impact be minimised? Will scenic value be maintained or enhanced? Will it safeguard the ability of people to experience qualities of wildness?

Explanation of Assessment Matrix

SEA Objective from Environmental Report

Any mitigation measures that will be required to avoid, reduce, remedy or compensate any negative effects identified, when required and who will be required to implement them

SEA Objective	Time Scale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1									

When will the effect become apparent: short (0-5yrs), medium (5-10yrs), or long term (10+yrs)

Will the approach have an impact locally (i.e. just within a settlement) or regionally (i.e. right across Caithness and Sutherland)

Appendix 3b: Assessment of Policies included in the Proposed Plan

Contents

CaSPlan Vision and Spatial Strategy

Policies

Policy 1: Town Centre First

Policy 2: Delivering Development

Policy 3: Growing Settlements

Policy Tools

Special Landscape Areas Boundary Modifications

Housing in the Countryside – Hinterland Boundary

Caithness and Sutherland Vision and Spatial Strategy

Assumptions made when assessing: Any proposal which meets the outcomes of the vision will also be assessed against all relevant policies in HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+	+	+	+	+	**Justification** The vision promotes high quality places where the outstanding environment and natural, built and cultural heritage is celebrated and valued assets are safeguarded. A high quality natural environment provides safeguards for habitats and species. The vision may go some way in taking forward targets from the LBAPs.	Review vision and spatial strategy during next review of CaSPlan	THC	2021
2	=	+	+	+	+	**Justification** The vision promotes high quality places and successful, sustainable and socially inclusive communities where people want to live. It is likely that these will come into effect in the medium to longer term. It focuses on providing access to services in communities which helps to improve people's living environment. The vision does not specifically mention open space or green infrastructure however the promotion of high quality places and valued assets being safeguarded goes some way to ensuring that open spaces within communities are maintained. It is anticipated that the effect of the vision will be positive at both a local and regional scale when working cumulatively with access to the outdoors, open space and green networks policies contained within HwLDP.			
3	+/-	+/-	+/-	=	=	**Justification** The vision makes no explicit mention of soil quality, geodiversity or improving contaminated land however it does			

						promote high quality places. It is not anticipated that the vision would lead to a reduction in either soil quality or geodiversity protection or that it would not improve contaminated land. These issues are covered in detail by policies of the HwLDP and will be considered when allocating sites (and providing developer requirements) and determining planning applications on a case by case basis.			
4	+/-	+/-	+/-	+/-	+/-	**Justification** The ambition for development and growing communities promoted through the vision, will lead to an increased demand for water and therefore water abstraction which will need to be carefully managed through regimes outwith the control of the planning system. Wider policies within the HwLDP will address this SEA objective and deliver the vision and it will be assessed on a settlement by settlement basis.			
5	+	+	++	+	+	**Justification** The vision does not specifically mention climate change however it includes measures to facilitate the adaptation to it and avoid increasing the rate in which it is occurring. It promotes sustainable communities with convenient access to services, enhanced communications infrastructure and development encouraged at existing or planned provision. It is likely that this will contribute to a slight positive impact in the short to medium term with significant impact in the longer term. The vision makes provision for support of renewables related economic development which may have a slight positive impact on this SEA objective at a local and regional level. These issues are covered in detail by HwLDP policies and will be considerations in allocating sites and determining planning applications on a case by case basis.			
6	+/-	+/-	+/-	=	=	**Justification** The vision is unlikely to have any impact on this SEA objective, HwLDP policies and Supplementary Guidance will deal with sustainable use of material assets and in particular waste management.			
7	+/-	+/-	+/-	+/-	+/-	**Justification** The vision makes provision to celebrate the built and cultural environment and safeguard valued assets; however it does not			

						specifically mention the enhancement of it. These sites will be safeguarded through HwLDP policy and other legislation. In some cases the re-use or enhancement of a historic building or development within the setting of a historic monument could have a negative impact.			
8	+	+	+	+	+	**Justification** The vision through safeguarding valued assets, infers that landscape character, distinctiveness and unique qualities will be protected although there is no explicit mention of enhancement. However it is the policies of the HwLDP that will ensure that this is the case.			

Commentary

The vision is based on four outcomes linked to the Single Outcome Agreement 3. Economic development is a key element of the vision and whilst this is not a consideration of SEA, the vision sets out how economic growth in the area can be achieved with little impact on the environment. It is anticipated that the vision will have no/little negative impact on the environment but have significantly positive effects in terms of SEA Objective 5.

Policy 1: Town Centre First

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	**Justification** It is not considered that this policy will have an impact on the SEA Objective as the policy does not make any specific provision for the protection and enhancement of biodiversity, habitats or species. Therefore it is not anticipated that this policy would make a significant contribution towards LBAP targets locally or regionally.	Continue to review the policy through HwLDP2 review	THC	Ongoing
2	+	+	+	+	=	**Justification** The policy aims to direct development towards the centre of settlements. This will help to consolidate and concentrate services and facilities and encourage a social interaction and cohesion. By directing development to town centres, services that people need will be available in a location which is accessible and it may encourage people to walk to the facility rather than use private transport. It is likely that this policy will have a slight positive impact at a local level but it is unlikely to have any impact on a regional level as the impact will be on a settlement by settlement basis.			
3	+	+	+	+	+	**Justification** It is not likely that this policy will have a direct impact on geodiversity. However by encouraging re-use and redevelopment of existing sites and buildings there could be a positive impact on the improvement of contaminated land and it will have an indirect positive impact on soil quality as it is			

						encouraging development of brownfield sites rather than the use of greenfield sites.			
4	=	=	=	=	=	**Justification** It is not considered that this policy will have an effect on the SEA Objective as the policy is solely concerned about directing growth to town centres.			
5	+	+	+	+	=	**Justification** By encouraging development to town centres there would be opportunity to have development in the most accessible locations for public transport, walking and cycling which would help to reduce the need to travel by private car. This provides a more sustainable form of living by reducing vehicle transport and encourages active travel. As a result it is expected that this policy will help to reduce C02 emissions. It is likely that this policy will have a slight positive impact at a local level but it is unlikely to have any impact on a regional level as the impact will be on a settlement by settlement basis.			
6	+	+	+	++	+	**Justification** This policy encourages the re-use and redevelopment of existing sites and buildings in town centres. Coupled with policies in HwLDP, This will have a significant positive impact on a local scale as it encourages the re-use of vacant buildings.			
7	+/-	+/-	+/-	+/-	+/-	**Justification** This policy may have a positive impact on this SEA Objective. The re-use of historic buildings in town centres may have a positive impact if it is done correctly and sympathetically.			
8	=	=	=	=	=	**Justification** It is not considered that this policy will have an impact on the SEA Objective as the policy is solely concerned with directing growth to town centres.			

Commentary

This policy is likely to have some positive environmental effects but have significant positive effects in relation to SEA Objective 6. Due to the nature of the policy there are many SEA Objectives where there will be little or no impacts. However the application of this policy in combination with the general polices of the Highland wide Local Development Plan, it is likely that the overall effect would be positive.

Policy 2: Delivering Development

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+	+	+	+	+	**Justification** This policy focuses on the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely that it will have any significant effects on biodiversity. However the infrastructure does include green infrastructure which may have a slight positive effect on biodiversity. This will vary on a site by site basis.	Review the policy approach through the next CaSPlan review	THC	2021
2	+	+	+	+	+	**Justification** This policy focuses on the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely that it will have any significant effects on biodiversity. However the infrastructure does include green infrastructure, health facilities, community facilities and active travel infrastructure which may have a slight positive effect on human health and an improved living environment. This will vary on a site by site basis.			
3	=	=	=	=	=	**Justification** This policy focuses on the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely that it will have any significant effects on soil quality, geodiversity and contaminated land.			
4	+	+	+	+	+	**Justification** The provision of infrastructure as required by this policy includes contribution to water and waste water infrastructure and the developer requirements in the Plan have set out what is required to ensure developments are free from flooding.			

						This is supported by policies in HwLDP helping to protect and enhance the water environment and flood risk. This will vary on a site by site basis.			
5	+	+	+	+	+	**Justification** The provision of infrastructure as required by this policy includes contribution to infrastructure which would reduce the vulnerability to the effects of climate change and contributions to infrastructure which would help to increase the opportunities for active travel and use of public transport. This will vary on a site by site basis.			
6	+	+	+	+	+	**Justification** The provision of infrastructure as required by this policy includes contribution to waste infrastructure. This will vary on a site by site basis.			
7	=	=	=	=	=	**Justification** This policy focuses on the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely that it will have any significant effects on the historic environment.			
8	=	=	=	=	=	**Justification** This policy focuses on the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely that it will have any significant effects on the qualities of the landscape.			

Commentary

This policy is likely to have some positive effects on SEA Objectives 1, 2, 4, 5 and 6 due to the policy's support for delivery of supporting infrastructure. In some cases this will simply mitigate against the effects of development and in other circumstances may have a more significantly positive effect but this will vary between sites depending on the opportunities to deliver these improvements.

Policy 3: Growing Settlements

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	**Justification** The policy does not specifically make provision for the protection and enhancement of biodiversity, habitats or species. Therefore it is not anticipated that this policy would make a contribution towards achieving LBAP targets locally or regionally. General policies within HwLDP make provision for this. However it does include avoiding net loss of amenity/recreational areas and locally important heritage features, which could include areas with local biodiversity value.	Continue to review the policy through HwLDP2 review	THC	Ongoing
2	+	++	++	++	=	**Justification** The policy aims to help sustain facilities in settlements which could potentially mean that facilities stay within settlements. By encouraging development within active travel distance of facilities you are providing an opportunity for people to walk/cycle to facilities rather than dispersed growth which would encourage them to use private cars. The policy also aims to avoid a net loss of amenity/recreational areas or locally important heritage feature. By maintaining open space you are providing opportunities for people to improve/maintain their health. It is considered that this policy will have more of an impact at the local level as opposed to a regional level. It is anticipated that it would have a slight positive impact in the			

						short term and a significant positive effect in the medium and longer term.			
3	=	=	=	=	=	**Justification** This policy does not address soil quality, geodiversity or contaminated land.			
4	+	+	+	+	+	**Justification** The policy approach considers the capacity of the water and sewerage networks ensuring that development supported by this policy will be supported by appropriate drainage infrastructure and where possible, improved infrastructure. This will help to ensure there in no detrimental impact on the water environment. The issue of flooding is not directly covered by this policy.			
5	+	++	++	++	+	**Justification** The issues of climate change and renewable energy are not directly addressed by this policy however the policy is encouraging growth in defined settlements. By encouraging development within active travel distance of facilities you are providing an opportunity for people to walk/cycle to facilities rather than dispersed growth which would encourage them to use private cars. This will have very localised impacts which may be significantly positive in the medium to long term.			
6	+	+	+	+	+	**Justification** The policy criteria seeks to maximise the use of material assets including roads, other transport, water and sewerage.			
7	+/-	+/-	+/-	+/-	+/-	**Justification** The policy aims to ensure that no development would have an adverse impact on any locally important heritage feature; it does not specifically deal with enhancement. In some cases the re-use or enhancement of a historic building or development within the setting of a historic monument could have a negative impact. Taken in combination with the general policies of the HwLDP, this may have a positive impact at a local level.			
8	+	+	+	+	+	**Justification** The policy considers how new developments would effect locally important heritage features such as important public viewpoints/vistas. The policy approach does not consider the			

						regionally and nationally important landscape designations such as Special Landscape Areas or National Scenic Areas. This is dealt with via the general policies of the HwLDP. The policy does seek to support development which is similar in terms of spacing, character and density with a settlement; this should go some way in helping to ensure landscape character in maintained and visual impact of development minimised. In addition by the considerations set out in this policy the cumulative impact on the landscape of existing development and new development is taken into consideration.			

Commentary

This policy approach is likely to have significant positive environmental effects on SEA Objectives 2 and 5. It is not anticipated that there will be any negative environmental effects from this policy approach.

Special Landscape Areas

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Continue to review the policy through HwLDP2 review	THC	Ongoing
2	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.			
3	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.			
4	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.			
5	=	=	=	=	=	**Justification**			

						It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.			
6	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.			
7	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.			
8	+	+	+	+	+	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP. The boundary revisions confirmed in the Proposed Plan will lead to suitable expansion of the SLAs in line with a sound methodology as se out in the SLA Citations. This will help to have a robust SLA boundary to support the policy approach and in turn will help to afford greater protection to the regionally important landscape characters and qualities for which these areas are designated.			

Commentary

It is unlikely that this approach will have an effect on any of the SEA Objectives other than the one related to landscape character and qualities where there may be a minimal positive effect at a local and regional scale as the protective policy approach from the Highland wide Local Development Plan will be applied to a wider area.

Housing in the Countryside – Hinterland Boundary

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	**Justification** It is unlikely that the hinterland boundary would have a direct effect on biodiversity.	Continue to review the policy through HwLDP2 review	THC	Ongoing
2	=	=	=	=	=	**Justification** It is unlikely that the hinterland boundary would have any effect improving the living environment and human health,			
3	=	=	=	=	=	**Justification** It is unlikely that the hinterland boundary will have any effect on safeguarding soil quality, geodiversity or improving contaminated land.			
4	=	=	=	=	=	**Justification** It is unlikely that the hinterland boundary will have any effect on managing and reducing flood risk and protecting the water environment.			
5	=	=	=	=	=	**Justification** It is unlikely that the hinterland boundary will have any effect on reducing greenhouse gases or helping the area adapt to climate change.			
6	=	=	=	=	=	**Justification** It is unlikely that the hinterland boundary will have any impact on the sustainable use of material assets.			
7	=	=	=	=	=	**Justification** It is unlikely that the hinterland boundary will have any effect on protecting and enhancing the area's historic environment.			
8	+	+	+	+	+	**Justification**			

						There may be slight positive effect on protecting and enhancing the landscape as there is a more restrictive approach to housing development in the hinterland area. However appropriately designed houses do not necessarily have a negative effect on the landscape.			

Commentary

It is unlikely that maintaining the hinterland boundary around Tain will have any significant effects, positive or negative on any of the SEA Objectives. It may have some minor positive effects on maintaining landscape character (SEA Objective 8) by having a more restrictive approach to housing development within the hinterland boundary.

Appendix 3c: Assessment of Policy Alternatives

The alternatives in this section were considered through the Main Issues Report consultation.

Contents

Vision and Spatial Strategy

Vision – Option 2 – An Alternative Vision

Policies

Growing Settlements – Option 2 – More rigid approach

Growing Settlements – Option 3 – More flexible approach

Promoting and Protecting Settlement Centres – Option 2 – More flexible approach

Promoting and Protecting Settlement Centres – Option 3 – More rigid approach

Policy Tools

Special Landscape Areas – Option 2 – No changes to SLA boundaries

Vision and Spatial Strategy

Option 2 – An Alternative Vision - carry forward the existing HwLDP Vision for the Caithness and Sutherland area

Assumptions made when assessing: Any proposal which meets the outcomes of the vision will also be assessed against all relevant policies in HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+	+	+	+	+	**Justification** The vision promotes the protection and enhancement of habitats and species and recognises the benefits this brings to the area.	Review vision and spatial strategy during next review of CaSPlan	THC	2021
2	+/-	+	+	+	=	**Justification** The vision does not specifically mention living environment or improved health of the human population; it does mention a high quality of life and a regenerating place which could go some way to helping achieve this SEA Objective in the medium or longer term.	Review vision and spatial strategy during next review of CaSPlan	THC	2021
3	+/-	+/-	+/-	=	=	**Justification** The vision makes no explicit mention of soil quality or improving contaminated land however it does promote a high quality natural environment. It does promote the Sutherland Geo-park. It is anticipated that this will ensure a slight positive impact in the short, medium and long term for geodiversity but it is not anticipated that the vision would lead to a reduction in	Review vision and spatial strategy during next review of CaSPlan	THC	2021

						either soil quality or that it would not improve contaminated land. These issues are covered in detail by policies of the HwLDP and will be considered when allocating sites (and providing developer requirements) and determining planning applications on a case by case basis.			
4	+/-	+/-	+/-	=	=	**Justification** The vision makes no mention of managing and reducing flood risk or protecting the water environment however it does promote a high quality natural environment and adequate water and waste water networks. It is not anticipated that the vision would lead to increased flood risk or that it would not protect the water environment. These issues are covered in detail by policies of the HwLDP and will be considered when allocating sites and determining planning applications on a case by case basis.	Review vision and spatial strategy during next review of CaSPlan	THC	2021
5	+	+	++	++	++	**Justification** The vision does not make specific reference to climate change however it does mention promoting town centres as service centres, improved telecommunications and broadband coverage which would reduce the need to travel and increased passenger numbers on the far north railway line. It also promotes the area being an international centre of excellence for marine renewables. This will have a significant positive impact at both a local and regional scale. It is likely that each of these will have slight positive impact in the short to medium term but there is potential for significant positive impacts in the long term.	Review vision and spatial strategy during next review of CaSPlan	THC	2021
6	+/-	+/-	+/-	=	=	**Justification** The vision is unlikely to have any impact on this SEA objective, HwLDP policies and Supplementary Guidance will deal with sustainable use of material assets and in particular waste management.	Review vision and spatial strategy during next review of CaSPlan	THC	2021
7	+/-	+/-	+/-	+/-	+/-	**Justification** The vision makes provision to make the area a place of outstanding heritage. The historic environment is not explicitly mentioned; however the historic environment will be safeguarded through other policies of the HwLDP and other legislation. In some cases the re-use or enhancement of a	Review vision and spatial strategy during next review of CaSPlan	THC	2021

						historic building or development within the setting of a historic monument could have a negative impact.			
8	+	+	+	+	+	**Justification** The vision promotes a place of outstanding heritage and the use of this for a high quality tourist industry should mena that the qualities of the landscape and the will be protected and enhanced and visual impact of development minimised. The landscape will be safeguarded through other policies of the HwLDP.	Review vision and spatial strategy during next review of CaSPlan	THC	2021

Commentary

The vision sets out a comprehensive approach to ensuring the heritage of the area is safeguarded and, while not a consideration of SEA, demonstrates how economic growth of the area can be brought forward ensuring limited impact on the environment. It is anticipated that this vision would have little/no negative impacts on the environment but have significant positive effects in relation to SEA Objective 5.

Growing Settlements Policy

Option 2 – An Alternative approach – More rigid approach

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	**Justification** The policy does not specifically make provision for the protection and enhancement of biodiversity, habitats or species. Therefore it is not anticipated that this policy would make a contribution towards achieving LBAP targets locally or regionally. General policies within HwLDP make provision for this. However it does include avoiding net loss of amenity/recreational areas and locally important heritage features, which could include areas with local biodiversity value.	Review the policy approach of CaSPlan and HwLDP	THC	2021
2	+	++	++	++	=	**Justification** The policy aims to help sustain facilities in settlements which could potentially mean that facilities stay within settlements. By encouraging development within active travel distance of facilities you are providing an opportunity for people to walk/cycle to facilities rather than dispersed growth which would encourage them to use private cars. The policy also aims to avoid a net loss of amenity/recreational areas or locally important heritage feature. By maintaining open space you are providing opportunities for people to improve/maintain their health. It is considered that this policy will have more of an	Review the policy approach of CaSPlan and HwLDP	THC	2021

						impact at the local level as opposed to a regional level. It is anticipated that it would have a slight positive impact in the short term and a significant positive effect in the medium and longer term.			
3	=	=	=	=	=	**Justification** This policy does not address soil quality, geodiversity or contaminated land; these are dealt with via general policies in the HwLDP.	Review the policy approach of CaSPlan and HwLDP	THC	2021
4	+	+	+	+	+	**Justification** The policy approach considers the capacity of the water and sewerage networks ensuring that development supported by this policy will be supported by appropriate drainage infrastructure and where possible, improved infrastructure. This will help to ensure there in no detrimental impact on the water environment. The issue of flooding is not directly covered by this policy; this is dealt with via general policies in the HwLDP.	Review the policy approach of CaSPlan and HwLDP	THC	2021
5	+	++	++	++	+	**Justification** The issues of climate change and renewable energy are not directly addressed by this policy however the policy is encouraging growth in defined settlements. By encouraging development within active travel distance of facilities you are providing an opportunity for people to walk/cycle to facilities rather than dispersed growth which would encourage them to use private cars. This will have very localised impacts which may be significantly positive in the medium to long term.	Review the policy approach of CaSPlan and HwLDP	THC	2021
6	=	=	=	=	=	**Justification** The policy does not directly impact on this SEA objective.	Review the policy approach of CaSPlan and HwLDP	THC	2021
7	+/-	+/-	+/-	+/-	+/-	**Justification** The policy aims to ensure that no development would have an adverse impact on any locally important heritage feature; it does not specifically deal with enhancement. In some cases the re-use or enhancement of a historic building or development within the setting of a historic monument could have a negative impact. Taken in combination with the general policies of the HwLDP, this may have a positive impact at a	Review the policy approach of CaSPlan and HwLDP	THC	2021

						local level.			
8	+	+	+	+	+	**Justification** The policy considers how new developments would effect locally important heritage features such as important public viewpoints/vistas. The policy approach does not consider the regionally and nationally important landscape designations such as Special Landscape Areas or National Scenic Areas. This is dealt with via the general policies of the HwLDP. The policy does seek to support development which is similar in terms of spacing, character and density with a settlement; this should go some way in helping to ensure landscape character in maintained and visual impact of development minimised. In addition by the considerations set out in this policy the cumulative impact on the landscape of existing development and new development is taken into consideration.	Review the policy approach of CaSPlan and HwLDP	THC	2021

Commentary

This approach is not dissimilar to the preferred approach therefore the assessment results are the same. The exception is that because all criteria must be met then the likelihood of negative impacts is lessened. This policy approach is likely to have significant positive environmental effects on SEA Objectives 2 and 5. It is not anticipated that there will be any negative environmental effects from this policy approach.

Option 3 – An Alternative approach – More flexible approach

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	**Justification** The policy does not specifically make provision for the protection and enhancement of biodiversity, habitats or species. Therefore it is not anticipated that this policy would make a contribution towards achieving LBAP targets locally or regionally. General policies within HwLDP make provision for this. It does however include avoiding net loss of amenity/recreational areas and locally important heritage features, which could include areas with local biodiversity value. However while this may be the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negative effects on this SEA Objective arising from development.	Review the policy approach of CaSPlan and HwLDP	THC	2021
2	+/-	+/-	+/-	+/-	+/-	**Justification** The policy aims to help sustain facilities in settlements which could potentially mean that facilities stay within settlements. By encouraging development within active travel distance of facilities you are providing an opportunity for people to walk/cycle to facilities rather than dispersed growth which would encourage them to use private cars. The policy also aims to avoid a net loss of amenity/recreational areas or locally important heritage feature. By maintaining open space you are providing opportunities for people to improve/maintain their health. It is considered that this policy will have more of an impact at the local level as opposed to a regional level. It is anticipated that it would have a slight positive impact in the	Review the policy approach of CaSPlan and HwLDP	THC	2021

						short term and a significant positive effect in the medium and longer term. However while this may be the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negatives effects on this SEA Objective arising from development.			
3	=	=	=	=	=	**Justification** This policy does not address soil quality, geodiversity or contaminated land; these are dealt with via general policies in the HwLDP.	Review the policy approach of CaSPlan and HwLDP	THC	2021
4	+/-	+/-	+/-	+/-	+/-	**Justification** The policy approach considers the capacity of the water and sewerage networks ensuring that development supported by this policy will be supported by appropriate drainage infrastructure and where possible, improved infrastructure. This will help to ensure there in no detrimental impact on the water environment. The issue of flooding is not directly covered by this policy; this is dealt with via general policies in the HwLDP. However while this may be the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negatives effects on this SEA Objective arising from development.	Review the policy approach of CaSPlan and HwLDP	THC	2021
5	+/-	+/-	+/-	+/-	+/-	**Justification** The issues of climate change and renewable energy are not directly addressed by this policy however the policy is encouraging growth in defined settlements. By encouraging development within active travel distance of facilities you are providing an opportunity for people to walk/cycle to facilities rather than dispersed growth which would encourage them to use private cars. This will have very localised impacts which may be significantly positive in the medium to long term. However while this may be the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negatives effects on this SEA Objective arising from development.	Review the policy approach of CaSPlan and HwLDP	THC	2021
6	=	=	=	=	=	**Justification** The policy does not directly impact on this SEA objective.	Review the policy approach of CaSPlan and HwLDP	THC	2021

7	+/-	+/-	+/-	+/-	+/-	**Justification** The policy aims to ensure that no development would have an adverse impact on any locally important heritage feature; it does not specifically deal with enhancement. In some cases the re-use or enhancement of a historic building or development within the setting of a historic monument could have a negative impact. Taken in combination with the general policies of the HwLDP, this may have a positive impact at a local level. However while this may be the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negatives effects on this SEA Objective arising from development.	Review the policy approach of CaSPlan and HwLDP	THC	2021
8	+/-	+/-	+/-	+/-	+/-	**Justification** The policy considers how new developments would effect locally important heritage features such as important public viewpoints/vistas. The policy approach does not consider the regionally and nationally important landscape designations such as Special Landscape Areas or National Scenic Areas. This is dealt with via the general policies of the HwLDP. The policy does seek to support development which is similar in terms of spacing, character and density with a settlement; this should go some way in helping to ensure landscape character in maintained and visual impact of development minimised. In addition by the considerations set out in this policy the cumulative impact on the landscape of existing development and new development is taken into consideration. However while this may be the case, under this approach this criteria does not need to be met therefore it is unknown whether there would be positive or negatives effects on this SEA Objective arising from development.	Review the policy approach of CaSPlan and HwLDP	THC	2021

Commentary

It is not anticipated there will be any negative or significantly negative effects arising from this policy approach. However given that this alternative approach means only some of the criteria need to be met then it is not possible to determine whether there would be positive or negative effects from the policy.

Promoting And Protecting Settlement Centres

Option 2 - More Flexible Approach

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	**Justification** It is not considered that this policy approach will have an impact on the SEA Objective as the policy is solely concerned with directing growth to town centres.	Review the policy approach through CaSPlan	THC	2021
2	+	+	+	+	=	**Justification** It is anticipated that this approach will have a positive effect on this SEA Objective in the short, medium and long term due to the sequential approach to site location set out in Policy 40 of the HwLDP which primarily directs retail development to city/town/village centres. This should provide better opportunities for active travel to these facilities which may lead to a healthier lifestyle for the human population. The positive effect will be at local level.	Review the policy approach through CaSPlan	THC	2021
3	+	+	+	+	+	**Justification** It is anticipated that continuing to rely on HwLDP general policies will have a positive effect on this SEA Objective in the short, medium and long term by encouraging new retail development towards existing centres, which may mean re-use of brownfield land rather than greenfield land.	Review the policy approach through CaSPlan	THC	2021
4	=	=	=	=	=	**Justification** It is not considered that this approach would have any effect on this SEA Objective as it is solely concerned with directing retail development towards town/village centre locations.	Review the policy approach through CaSPlan	THC	2021

5	+	+	+	+	=	**Justification** This approach encourages retail development towards town/village centres where the opportunity to use public transport is generally improved and it is likely that the location will promote active travel. It is likely that this will have an impact at a local level, but not a regional level as the impact will be on a settlement by settlement basis.	Review the policy approach through CaSPlan	THC	2021
6	+/-	+/-	+/-	+/-	+/-	**Justification** It is unlikely that this approach will have any direct effect on the SEA Objective. However proposals for new retail development will be expected to make a contribution towards the provision of appropriate waste management.	Review the policy approach through CaSPlan	THC	2021
7	+/-	+/-	+/-	+/-	+/-	**Justification** It is unlikely that this approach will have a direct effect on this SEA Objective.	Review the policy approach through CaSPlan	THC	2021
8	=	=	=	=	=	**Justification** It is not considered that this approach would have an effect on the SEA Objective.	Review the policy approach through CaSPlan	THC	2021

Commentary

This approach means there is no additional policy in CaSPlan, with a continuing reliance on using the general polices of the HwLDP, particularly Policy 40. It is anticipated that the approach will have a positive effect on SEA Objectives 2, 3 and 5. This is mainly due to the approach directing new retail development towards town/village centres.

Option 3 – More Rigid Approach

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	**Justification** It is not considered that this policy will have an impact on the SEA Objective as the policy is solely concerned with directing growth to town centres.	Review the policy approach through CaSPlan	THC	2021
2	+	+	+	+	-	**Justification** By directing development to town centres, services that people need will be available in a location which is accessible and it may encourage people to walk to the facility rather than use private transport. It is likely that this policy will have a slight positive impact at a local level but it is unlikely to have any impact on a regional level as the impact will be on a settlement by settlement basis.	Review the policy approach through CaSPlan	THC	2021
3	+	+	+	+	+	**Justification** It is not likely that this policy will have a direct impact on geodiversity. However by encouraging re-use and redevelopment of existing sites and buildings there could be a positive impact on the improvement of contaminated land and it will have an indirect positive impact on soil quality as it is encouraging development of brownfield sites rather than the use of greenfield sites.	Review the policy approach through CaSPlan	THC	2021
4	=	=	=	=	=	**Justification** It is not considered that this policy will have an effect on the SEA Objective as the policy is solely concerned about directing growth to town centres.	Review the policy approach through CaSPlan	THC	2021

5	+	+	+	+	=	**Justification** By encouraging development to town centres there would be opportunity to have development in the most accessible locations by public transport, walking and cycling which would help to reduce the need to travel by private car. It is likely that this policy will have a slight positive impact at a local level but it is unlikely to have any impact on a regional level as the impact will be on a settlement by settlement basis.	Review the policy approach through CaSPlan	THC	2021
6	+	+	+	++	+	**Justification** This policy encourages the re-use and redevelopment of existing sites and buildings in town centres. Coupled with policies in HwLDP, This will have a significant positive impact on a local scale as it encourages the re-use of vacant buildings.	Review the policy approach through CaSPlan	THC	2021
7	+/-	+/-	+/-	+/-	+/-	**Justification** This policy may have a positive impact on this SEA Objective. The re-use of historic buildings in town centres may have a positive impact if it is done correctly and sympathetically.	Review the policy approach through CaSPlan	THC	2021
8	=	=	=	=	=	**Justification** It is not considered that this policy will have an impact on the SEA Objective as the policy is solely concerned with directing growth to town centres.	Review the policy approach through CaSPlan	THC	2021

Commentary

This approach is similar to the preferred approach except that it would apply to all settlements in the plan area and not just the ones listed in the preferred approach. Therefore the assessment results are the same. This policy is likely to have some positive environmental effects but have significant positive effects in relation to SEA Objective 6. Due to the nature of the policy there are many SEA Objectives where there will be little or no impacts. However the application of this policy in combination with the general polices of the Highland wide Local Development Plan, it is likely that the overall effect would be positive.

Special Landscape Areas

Option 2 – An alternative - Carry forward all the SLAs unchanged from the HwLDP

Assumptions made when assessing: All proposals will be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries and the related policy approaches of HwLDP	THC	HwLDP review to commence 2015
2	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries and the related policy approaches of HwLDP	THC	HwLDP review to commence 2015
3	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries and the related policy approaches of HwLDP	THC	HwLDP review to commence 2015
4	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy	Review the boundaries and the related policy	THC	HwLDP review to

						within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	approaches of HwLDP		commence 2015
5	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries and the related policy approaches of HwLDP	THC	HwLDP review to commence 2015
6	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries and the related policy approaches of HwLDP	THC	HwLDP review to commence 2015
7	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries and the related policy approaches of HwLDP	THC	HwLDP review to commence 2015
8	=	=	=	=	=	**Justification** It is unlikely that the SLA boundary will have any effect on this SEA objective as it is dependant on the application of policy within the area. The policy approach which will be taken with regard to development within SLAs has been subject to SEA via the Highland wide LDP.	Review the boundaries and the related policy approaches of HwLDP	THC	HwLDP review to commence 2015

Commentary

It is unlikely that this approach will have an effect on any of the SEA Objectives as there will be no changes to any of the boundaries. The protective policy approach from the Highland wide Local Development Plan will be applied to the same area as present.

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

Appendix 4a – Site Assessment Introduction

This appendix details the assessment matrix used for the site assessments. Appendix 4b provides the assessments for the sites allocations in CaSPlan Proposed Plan and Appendix 4c provides the assessments for all of the alternative sites to which SEA was applied. It should be noted that in Appendix 4c the site reference numbers refer to the ones used in the Main Issues Report and not the Proposed Plan.

Site assessments for long term sites are included within Appendix 4b.

The assessment considers:

- What level of impact the site may have on each of the SEA Objectives and;
- Potential mitigation which may be required to maximise the positive effects and minimise the negative effects on the environment.

Each matrix also includes a justification of the assessment. This is intended to guide the reader through the decision making process.

Please note that all site assessments have been carried out assuming no mitigation.

The following table provides the list of criteria against which each site is assessed.

Site Name:		**Origin:**
Settlement:	**GIS Site Reference:**	
OS Grid Ref:	**Site size (ha):**	**MIR Status:**
Proposed Use: **Site History** (Including any previous planning applications and any existing local plans and proposals?) **Outside Settlement Boundary?** Yes/ No.		

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

Insert Location Plan

Insert Photographs if available

	Water/Drainage constraints	SEA Topic	Sources of info	Pre-Mitigation score	Justification	Mitigation	Post Mitigation Score
1a	To what extent will the proposal affect existing pressures on the water environment as identified in the Scotland	water	Scotland's River Basin management plan RBMP Interactive Map http://gis.sepa.org.u	- - Development would have a significant negative impact on one or more water bodies identified in RBMP. - Development would have a minor negative impact one or more water bodies identified in RBMP. 0= Development is unlikely to have any significant			- - Development would have a significant negative impact on one or more water bodies identified in RBMP. - Development would have a minor negative impact one or more water bodies identified in RBMP. 0= Development is unlikely to have any significant effects on any water bodies

	River Basin Management Plan or may have an affect on the actions being carried out by the North Highland Area Advisory Group??		k/rbmp/	effects on any water bodies or water supply source + development will have a small or local scale positive impact on water quality or water supply ++development will have a significant or widespread positive impact on water quality or water supply ??= Unknown x-Not applicable			or water supply source + development will have a small or local scale positive impact on water quality or water supply ++development will have a significant or widespread positive impact on water quality or water supply ??= Unknown x-Not applicable
1b	To what extent will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? Eg Forestry,	water	GIS Site information identify non RBMP water bodies Site visit	--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address -Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate 0= Development is unlikely to have any significant effects on any water bodies			--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address -Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate 0= Development is unlikely to have any significant effects on any water bodies

	culverts			or water supply source + development will have a small or local scale positive impact on water quality or water supply ++development will have a significant or widespread positive impact on water quality or water supply ??= Unknown x-Not applicable			or water supply source + development will have a small or local scale positive impact on water quality or water supply ++development will have a significant or widespread positive impact on water quality or water supply ??= Unknown x-Not applicable
1c	To what extent could the proposal affect existing water supplies within 250 m of the development ?	water	Awaiting info from environmental health	--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address -Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate 0= Development is unlikely to have any significant effects on any water bodies			--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address -Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate 0= Development is unlikely to have any significant effects on any water bodies

				or water supply source + development will have a small or local scale positive impact on water quality or water supply ++development will have a significant or widespread positive impact on water quality or water supply ??= Unknown x-Not applicable			or water supply source + development will have a small or local scale positive impact on water quality or water supply ++development will have a significant or widespread positive impact on water quality or water supply ??= Unknown x-Not applicable
	Climate Change	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
2a	What is the site overall impact in terms of carbon emissions?	Climatic factors	Low Carbon Scotland Site information HwLDP Policy 28 and 72 Highland	-- 500+ houses or 20ha + of industrial or employment land. Proposal is significantly far from existing centres population or similar uses -- Proposal will cause a significant increase in use of private car (Co2 emissions) -development 50-499 houses or 3-19ha of			-- 500+ houses or 20ha + of industrial or employment land. Proposal is significantly far from existing centres population or similar uses -- Proposal will cause a significant increase in use of private car (Co2 emissions) - development50-499 houses or 3-19ha of employment/industrial land

			Wide Local Development Plan	employment/industrial land - Proposal is far from existing centres of population and/ or similar uses - Proposal will cause a minor increase in use of private car 0= Small scale proposal 1-49 houses or less than 2ha of employment/industrial land O= Proposal located close to existing centres of population and/or similar uses O= Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel + Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public			- Proposal is far from existing centres of population and/ or similar uses - Proposal will cause a minor increase in use of private car 0= Small Scale proposal 1-49 houses or less than 2ha of employment/industrial land O= Proposal located close to existing centres of population and/or similar uses O= Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel + Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport ++ Proposal for footpath, cycleway or open space that will encourage a significant

				transport ++ Proposal for footpath, cycleway or open space that will encourage a significant reduction in use of private car			reduction in use of private car
3a	Flood Risk To what extent is the proposal likely to be affected or have a significant impact on flood risk?	Water and climatic factors	GIS (remember to use most up to date layer Jan 2014) Site info SEPA Site visit	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk - Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk 0=Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues + Provision of SUDS or flood management plan could address local flooding issues ++ Provision of SUDS or Flood management Plan could address widespread flooding issues			-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk - Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk 0=Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues + Provision of SUDS or flood management plan could address local flooding issues ++ Provision of SUDS or Flood management Plan could address widespread flooding issues

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

				??= Unknown X=Not applicable			??= Unknown X=Not applicable
4a	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	Water and climatic factors	GIS(remember to use Jan 2014 layer) Site info SEPA A guide to managing coastal erosion in beach/dune systems, SNH(see map) http://www.snh.org.uk/publications/on-line/heritagemanagement/erosion/images/fig-1.gif Site visit	-- The site is in an area of significant coastal erosion and/ or Will have a significantly negative impact on coastal erosion - Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion 0=Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues + Proposal includes mitigation to address local erosion issues ++ Proposal includes mitigation that will address widespread erosion issues ??=Unknown X=not applicable, not in an area of coastal erosion		-- The site is in an area of significant coastal erosion and/ or Will have a significantly negative impact on coastal erosion - Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion 0=Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues + Proposal includes mitigation to address local erosion issues ++ Proposal includes mitigation that will address widespread erosion issues ??=Unknown X=not applicable, not in an area of coastal erosion

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

	Biodiversity, Flora and Fauna	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on biodiversity, flora and fauna interests?	Bio flora and fauna	GIS Scottish Biodiversity Forum http://www.biodiversityscotland.gov.uk/ Consult environment team and SNH SNH site link http://gateway.snh.gov.uk/sitelink/	-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated -= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated 0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal += proposal will help safeguard a national, local conservation or geodiversity site			-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated -= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated 0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal += proposal will help safeguard a national, local conservation or geodiversity site ++=Proposal will improve connectivity between local,

				++=Proposal will improve connectivity between local, national conservation or geodiversity sites site X= N/A no designations apply ??= Unknown			national conservation or geodiversity sites site X= N/A no designations apply ??= Unknown
5b	International designation – e.g. SAC/SPA	Bio flora and fauna	**GIS** SNH site link details about why site is designated http://gateway.snh.gov.uk/sitelink/	--= development of site would have a likely significantly negative effect on a Natura 2000 site -= development of the site would have a minor negative effect on a Natura 2000 site 0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal += proposal will contribute to a minor improve the quality of a Natura 2000 ++=Proposal will improve connectivity between local, national conservation or geodiversity sites			--= development of site would have a likely significantly negative effect on a Natura 2000 site -= development of the site would have a minor negative effect on a Natura 2000 site 0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal += proposal will contribute to a minor improve the quality of a Natura 2000 ++=Proposal will improve connectivity between local, national conservation or geodiversity sites ++= Proposal will

				++= Proposal will significantly improve the quality of a Natura 2000 site X= N/A no designations apply ??= Unknown			significantly improve the quality of a Natura 2000 site X= N/A no designations apply ??= Unknown
5c	Other designation – e.g. SSSI, NNR, and locally important designations such as LNRs and LNCS	Bio flora and fauna	GIS SNH site link details about why site is designated http://gateway.snh.gov.uk/sitelink/	-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated -= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated 0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated -= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated 0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal += proposal will help safeguard a national, local

				+= proposal will help safeguard a national, local conservation or geodiversity site ++=proposal will significantly help safeguard a national, local conservation or geodiversity site X= N/A no designations apply ??= Unknown			conservation or geodiversity site ++=proposal will significantly help safeguard a national, local conservation or geodiversity site X= N/A no designations apply ??= Unknown
5d	Non designated – e.g. trees, woodland, (especially woodlands in the inventory of Ancient, Semi Natural and Long Established Plantation Woodlands), species rich grasslands	Bio flora and fauna	GIS SNH Trees and Woodland Info and resources http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/woodlan	--=development of site would require loss of Ancient woodland inventoried woodland or Significant Tree removal -= Tree removal /afforestation required of non protected woodland -=localised and medium/short term 0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal +=Proposal will protect			--=development of site would require loss of Ancient woodland inventoried woodland or Significant Tree removal -= Tree removal /afforestation required of non protected woodland -=localised and medium/short term 0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal +=Proposal will protect

			ds/	Ancient Inventoried woodland ++=Proposal will offer significant protection to Ancient Inventoried woodland X= N/A no designations apply ??= Unknown			Ancient Inventoried woodland ++=Proposal will offer significant protection to Ancient Inventoried woodland X= N/A no designations apply ??= Unknown
5e	Protected Species affected? – e.g. bats, otters, etc	Bio flora and fauna	SNH site link details about protected species http://gateway.snh.gov.uk/sitelink/	--=A protected species licence will require to be obtained in order for development to proceed --=Widespread and long -=Protected Species present but licence not required due to ability to mitigate 0=Unlikely to be any impact on protected species + Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat ++ Proposal would lead to a			--=A protected species licence will require to be obtained in order for development to proceed -=Protected Species present but licence not required due to ability to mitigate 0=Unlikely to be any impact on protected species + Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat ++ Proposal would lead to a significant enhancement in

				significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat X= N/A no designations apply ??= Unknown			the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat X= N/A no designations apply ??= Unknown
5f	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		Environment Team Scottish geodiversity forum http://scottishgeodiversityforum.org/charter/ Northwest Highlands Geopark http://www.northwest-highlands-geopark.org.uk/	-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated -= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated 0=Unlikely to be any impact on national or local conservation (including			would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated -= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated 0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

				Geodiversity) sites due to nature or scale of proposal += proposal will help safeguard a national, local conservation or geodiversity site ++=Proposal will improve connectivity between local, national conservation or geodiversity sites X= N/A no designations apply ??= Unknown			+= proposal will help safeguard a national, local conservation or geodiversity site ++=Proposal will improve connectivity between local, national conservation or geodiversity sites X= N/A no designations apply ??= Unknown
5g	How will habit connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	SNH site link details about protected species/habitat http://gateway.snh.gov.uk/sitelink/ JNCC, info about BAPs http://jncc.defra.gov.	-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat - Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat 0=Unlikely to be any impact on habitat connectivity + Proposal would lead to a minor enhancement in the connectivity of a habitat			-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat - Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat 0=Unlikely to be any impact on habitat connectivity + Proposal would lead to a minor enhancement in the connectivity of a habitat

			uk/page-5718 Scottish Biodiversity Forum http://www.biodiversityscotland.gov.uk/	corridor or network for movement of wildlife, or of the quality of a BAP priority habitat ++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat X= N/A no designations apply ??= Unknown			corridor or network for movement of wildlife, or of the quality of a BAP priority habitat ++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat X= N/A no designations apply ??= Unknown
	Site Deliverability / Sustainability.	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
6a	To what extent does the proposal utilise a sheltered position and provide opportunities	Climatic factors	HwLDP http://www.highland.gov.uk/yourenvironment/planning/developmentplans/High	-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site - Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or			-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site - Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or

	for solar gain Significant slope / changes in level?		landWideLocalDevelopmentPlan.htmPolicy 28 HwLDP Sustainable design sup guidance Site visit Site info	flat site 0= Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc + Minor sheltered by topography and vegetation south west or south east facing gradual slope ++ Sheltered by topography and vegetation, south facing, gradual slope X=N/A No development proposed ??= Unknown			flat site 0= Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc + Minor sheltered by topography and vegetation south west or south east facing gradual slope ++ Sheltered by topography and vegetation, south facing, gradual slope X=N/A No development proposed ??= Unknown
7a	Road network capable of accommodating traffic generated?		GIS TECS	-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated - Proposal will put existing road network under strain O= Proposal would be easily accommodated by existing Road Network			-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated - Proposal will put existing road network under strain O= Proposal would be easily accommodated by existing Road Network + Proposal would not

				+ Proposal would not generate traffic or require a connection ++ Proposal would improve capacity on existing road network X= no vehicular access required ??=Unknown			generate traffic or require a connection ++ Proposal would improve capacity on existing road network X= no vehicular access required ??=Unknown
7b	Are there any access constraints or opportunities ?		Site visit Site info TECs	-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site - Limited opportunity/ large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated 0= Proposal in close proximity to utilise existing connections and access +Opportunity to improve local access issues ++Opportunity to significantly improve widespread access issues X= no vehicular access			-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site - Limited opportunity/ large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated 0= Proposal in close proximity to utilise existing connections and access +Opportunity to improve local access issues ++Opportunity to significantly improve widespread access issues X= no vehicular access

				required ??=Unknown			required ??=Unknown
8a	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	GIS Site visit	-- Not within walking distance of any transport connections or services with no scope for future connections - Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools And/or Within walking distance to a public transport connection or service 0=Proposal within reasonable distance to limited local services/transport connections + Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience			-- Not within walking distance of any transport connections or services with no scope for future connections - Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools And/or Within walking distance to a public transport connection or service 0=Proposal within reasonable distance to limited local services/transport connections + Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot

				store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development could help sustain existing services ++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services. And/ or Development will make a significant contribution to sustaining local services X=N/A ??=Unknown			food take away (medium or small service centre), appropriate school capacity and/or development could help sustain existing services ++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services. And/ or Development will make a significant contribution to sustaining local services X=N/A ??=Unknown
8b	Education capacity - Secondary School Catchment Area/	Population and human health or material	GIS (catchment area) School roll forecasts http://ww	-- Not within walking distance of any transport connections or services with no scope for future connections - Development would be			-- Not within walking distance of any transport connections or services with no scope for future connections - Development would be

	Primary school catchment area	assets	w.highland.gov.uk/yourcouncil/highlandfactsandfigures/schoolrollforecasts.htm NB: forecasts are done by secondary school so if looking for primary school need to no which secondary it feeds into to get info	insufficient to sustain existing services or would put strain on existing services e.g. primary schools 0= appropriate school capacity + development could help sustain existing services ++ Development will make a significant contribution to sustaining local services X=N/A ??=Unknown			insufficient to sustain existing services or would put strain on existing services e.g. primary schools 0= appropriate school capacity + development could help sustain existing services ++ Development will make a significant contribution to sustaining local services X=N/A ??=Unknown
9a	Electricity pylons? Pipelines Bad Neighbours eg. Quarries,	Material assets	GIS Site info Site Visit	-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate And/ or Significant “bad			-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate And/ or Significant “bad

	Windfarms, landfill etc			neighbour" constraints such as a wind farm or quarry within or very close proximity to the site, that would be incongruous to the development and would cause significant disturbance - Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance 0=Potential minor constraint that can be mitigated + Scale of the proposal will address some localised constraints ++ Scale of the proposal means that widespread servicing constraints will be addressed ?? – unknown X – the site use proposed does not require a connection			neighbour" constraints such as a wind farm or quarry within or very close proximity to the site, that would be incongruous to the development and would cause significant disturbance - Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance 0=Potential minor constraint that can be mitigated + Scale of the proposal will address some localised constraints ++ Scale of the proposal means that widespread servicing constraints will be addressed ?? – unknown X – the site use proposed does not require a connection

9b	What level of work would be required to connect to a public water supply and waste drainage system?	Water/ material assets	Site info GIS Scottish Water Asset Capacity Search tool (need full post code or easting/northing info) links to Asset Capacity and Development Plan http://www.scottishwater.co.uk/business/our-services/new-connections/asset-capacity-search	-- No viable connection to the water and/or waste water network and/or mains electricity - Connection not available to the network but one may be viable 0=Public water/waste water and mains connection available on site or within 200m of the site +=proposal will contribute a minor improvement to public drainage or sewerage issues ++ Scale of the proposal means that widespread drainage and sewerage issues will be addressed ?? – it is unknown whether a connection will be available X – the site use proposed does not require a connection			-- No viable connection to the water and/or waste water network and/or mains electricity - Connection not available to the network but one may be viable 0=Public water/waste water and mains connection available on site or within 200m of the site +=proposal will contribute a minor improvement to public drainage or sewerage issues ++ Scale of the proposal means that widespread drainage and sewerage issues will be addressed ?? – it is unknown whether a connection will be available X – the site use proposed does not require a connection

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

	Human Health and recreation	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality of open space		GIS HwLDP Policy 74 and 75 Greenspace Scotland http://www.greenspacescotland.org.uk/audits-and-strategies.aspx Green networks http://www.snh.gov.uk/land-and-sea/managing-the-land/spatial-ecology/ty	-- Proposal would have a significant negative impact on quality of open space or access networks - Proposal would have a minor negative impact on the quality of existing open space or access networks 0 Unlikly to have any impact on existing open space + Improves/enhances green network connectivity, existing open space or key access network ++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space X= Not applicable ??=Unknown			-- Proposal would have a significant negative impact on quality of open space or access networks - Proposal would have a minor negative impact on the quality of existing open space or access networks 0 Unlikly to have any impact on existing open space + Improves/enhances green network connectivity, existing open space or key access network ++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space X= Not applicable ??=Unknown

			pes-of-network/green-networks/				
10b	To what extent will the proposal affect the quantity of open space Increase ? Decrease?		GIS Access layers HwLDP Policy 74 and 75 Greenspace Scotland http://www.greenspacescotland.org.uk/audits-and-strategies.aspx Green networks http://www.snh.gov.uk/land-and-sea/managing-the-land/spati	-- Proposal would result in significant loss of open space or access networks - Proposal would result in minor loss in open space 0 There will be no net increase in open space +Small scale increase in open space ++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space X= Not applicable ??=Unknown			-- Proposal would result in significant loss of open space or access networks - Proposal would result in minor loss in open space 0 There will be no net increase in open space +Small scale increase in open space ++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space X= Not applicable ??=Unknown

			al-ecology/types-of-network/green-networks/				
10c	To what extent will the proposal affect the connectivity of open space?		GIS HwLDP Policy 74 and 75 Greenspace Scotland http://www.greenspacescotland.org.uk/audits-and-strategies.aspx Green networks http://www.snh.gov.uk/land-and-sea/managing-the-land/spati	-- The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal - Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks 0 Utilises or is in close proximity to existing connections + Improves/enhances green network connectivity, existing open space or key access network and or			-- The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal - Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks 0 Utilises or is in close proximity to existing connections + Improves/enhances green network connectivity, existing open space or key access network and or

			al-ecology/types-of-network/green-networks/	Improved access to open space ++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space X= Not applicable ??=Unknown			Improved access to open space ++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space X= Not applicable ??=Unknown
10d	To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population and Human health or material assets	GIS Core Path Team http://www.highland.gov.uk/leisureandtourism/what-to-see/countrysideaccess/corepathplans.htm	-- Proposal would result in significant loss of open space or access networks and or Proposal would have a significant negative impact on quality of open space or access networks - Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks 0 Utilises or is in close proximity to existing connections + Improves/enhances			-- Proposal would result in significant loss of open space or access networks and or Proposal would have a significant negative impact on quality of open space or access networks - Proposal would fragment key access networks or open space and /or Proposal would have a minor negative impact on the quality of existing open space or access networks 0 Utilises or is in close proximity to existing connections + Improves/enhances green

				green network connectivity, existing open space or key access network ++ Creates new open space, new access network or makes significant contribution to green network X= Not applicable ??=Unknown			network connectivity, existing open space or key access network ++ Creates new open space, new access network or makes significant contribution to green network X= Not applicable ??=Unknown
10e	To what extent will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		GIS HwLDP Policy 74 and 75 Greenspace Scotland http://www.greenspacescotland.org.uk/audits-and-strategies.aspx Green networks http://www.snh.gov.	-- Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal - The proposal does not connect or relate well to existing open space or access networks or green networks 0 Utilises or is in close proximity to existing connections + Improves/enhances green network connectivity, existing open space or key access network			-- Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal - The proposal does not connect or relate well to existing open space or access networks or green networks 0 Utilises or is in close proximity to existing connections + Improves/enhances green network connectivity, existing open space or key access network

			uk/land-and-sea/managing-the-land/spatial-ecology/types-of-network/green-networks/	++ Creates new open space, new access network or makes significant contribution to green network X= Not applicable ??=Unknown			++ Creates new open space, new access network or makes significant contribution to green network X= Not applicable ??=Unknown
	Waste and natural resources	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	Soils and material assets	GIS Buidings At Risk Register http://www.buildingsatrisk.org.uk/ SVDLS (Further info codes etc see Hamish/Douglas)	--Development would create brownfield land or vacant buildings -Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings 0=Scale or type of proposal unlikely to effect brownfield land + Minor redevelopment of brownfield land and/or existing buildings			--Development would create brownfield land or vacant buildings -Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings 0=Scale or type of proposal unlikely to effect brownfield land + Minor redevelopment of brownfield land and/or existing buildings

				++ Significant/large scale redevelopment of brownfield land and/or existing buildings X No opportunities to make use of brownfield land or remediate contaminated land X= N/A no brownfield Land onsite ??=Unknown			++ Significant/large scale redevelopment of brownfield land and/or existing buildings X No opportunities to make use of brownfield land or remediate contaminated land X= N/A no brownfield Land onsite ??=Unknown
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?		GIS SVDLS (ask Hamish/Douglas may be some info about contamination Info from Environmental health Site Info (former use could indicate potential	--Large scale contaminated soil present onsite -Potentially contaminated land or small amount of contaminated soil identified on site 0=Scale or type of proposal unlikely to effect contaminated land + Will remediate minor contamination or small scale contamination onsite ++ Will remediate significant contamination or large scale contamination X No contamination present			--Large scale contaminated soil present onsite -Potentially contaminated land or small amount of contaminated soil identified on site 0=Scale or type of proposal unlikely to effect contaminated land + Will remediate minor contamination or small scale contamination onsite ++ Will remediate significant contamination or large scale contamination X No contamination present

			contamination) Site Visit	??=Unknown			??=Unknown
11c	To what extent will the proposal result in the loss of Greenfield land?		Site visit GIS	-- Large-scale use of Greenfield land -Small scale use of greenfield land 0=Scale or type of proposal unlikely to result in loss of greenfield land + Proposal will protect greenfield land on a local scale ++ Proposal will enhance the geodiversity of greenfield land X= No Greenfield Land ??=Unknown			-- Large-scale use of Greenfield land -Small scale use of greenfield land 0=Scale or type of proposal unlikely to result in loss of greenfield land + Proposal will protect greenfield land on a local scale ++ Proposal will enhance the geodiversity of greenfield land X= No Greenfield Land ??=Unknown
11d	To what extent will the proposal allow for the reuse of an existing structure?		Buidings At Risk Register http://www.buildingsatrisk.org.uk/ SVDLS	--Development would create brownfield land or vacant buildings -Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			Development would create brownfield land or vacant buildings -Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings

			(Further info codes etc see Hamish/Douglas)	0=Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings + Minor redevelopment of brownfield land and/or existing buildings ++ Significant/large scale redevelopment of brownfield land and/or existing buildings X No opportunities to make use of brownfield land or remediate contaminated land X= No Greenfield Land ??=Unknown			0=Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings + Minor redevelopment of brownfield land and/or existing buildings ++ Significant/large scale redevelopment of brownfield land and/or existing buildings X No opportunities to make use of brownfield land or remediate contaminated land X= No Greenfield Land ??=Unknown
12a	To what extent does the proposal lead to a disturbance of carbon rich soils including peat/wetlands?	Soils and Climatic factors	GIS Peatlands and climate change mitigation Wetlands Scotland's Soils http://ww	--Will cause significant disturbance of carbon rich soils/wetlands - Minor disturbance of carbon rich soils/wetlands 0=Scale or type of proposal unlikely to effect on soil or croft land + Small area of carbon rich soil/wetlands safeguarded			--Will cause significant disturbance of carbon rich soils/wetlands - Minor disturbance of carbon rich soils/wetlands 0=Scale or type of proposal unlikely to effect on soil or croft land + Small area of carbon rich soil/wetlands safeguarded

			w.soils-scotland.gov.uk/data/soil-survey	from disturbance ++ Large area of carbon rich soil/ wetlands safeguarded from disturbance X not applicable to type or location of development ??=Unknown			from disturbance ++ Large area of carbon rich soil/ wetlands safeguarded from disturbance X not applicable to type or location of development ??=Unknown
12b	To what extent does the proposal directly affect high quality agricultural soils or croft land?	soils	GIS, James Hutton layer Crofting layer/Uniform Crofting Commission http://www.crofting.scotland.gov.uk/	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land - Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land 0=Scale or type of proposal unlikely to effect on soil or croft land + Gives small scale/local protection to 3.1 or 3.2 agricultural land or high quality croft land ++ Will provide significant protection to 3.1 or 3.2 agricultural land or high quality croft land X not applicable to type or location of development			-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land - Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land 0=Scale or type of proposal unlikely to effect on soil or croft land + Gives small scale/local protection to 3.1 or 3.2 agricultural land or high quality croft land ++ Will provide significant protection to 3.1 or 3.2 agricultural land or high quality croft land X not applicable to type or location of development

				??=Unknown			??=Unknown
13a	To what extent will the proposal help meet the Zero Waste Plan targets? Material assets		Scotland's Zero waste plan http://www.scotland.gov.uk/Topics/Environment/waste-and-pollution/Waste-1/wastestrategy	--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill. - Will cause an increased amount of waste going to landfill O No significant impact on the amount of waste going to landfill + Will facilitate sustainable waste management at a local scale ++Will facilitate sustainable waste management at regional level X=Not applicable to type or location of development ??=Unknown			--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill. - Will cause an increased amount of waste going to landfill O No significant impact on the amount of waste going to landfill + Will facilitate sustainable waste management at a local scale ++Will facilitate sustainable waste management at regional level X=Not applicable to type or location of development ??=Unknown
13b	To what extent will the proposal minimise demand on primary	Material assets	Douglas is chasing this up with SNH ask for an	-- Will cause unsustainable use of primary resources -Will increase use of primary resources 0 Unlikely to have any			-- Will cause unsustainable use of primary resources -Will increase use of primary resources 0 Unlikely to have any

	resources?		update	significant impact on demand for natural resources +Will encourage sustainable use of natural resources at a local level ++Will facilitate sustainable use of natural resources at a regional level X=Not applicable to type or location of development ??=Unknown			significant impact on demand for natural resources +Will encourage sustainable use of natural resources at a local level ++Will facilitate sustainable use of natural resources at a regional level X=Not applicable to type or location of development ??=Unknown
13c	To what extent Is the proposal in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material assets	GIS	--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill. - Will cause an increased amount of waste going to landfill O No significant impact on the amount of waste going to landfill + Will facilitate sustainable waste management at a local scale ++Will facilitate sustainable			--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill. - Will cause an increased amount of waste going to landfill O No significant impact on the amount of waste going to landfill + Will facilitate sustainable waste management at a local scale ++Will facilitate sustainable

				waste management at regional level X=Not applicable to type or location of development ??=Unknown			waste management at regional level X=Not applicable to type or location of development ??=Unknown
13d	For potential suitable sites for waste management activities - To what extent does the `proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material assets	Scotland's Zero waste plan http://www.scotland.gov.uk/Topics/Environment/waste-and-pollution/Waste-1/wastestrategy	--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill. - Will cause an increased amount of waste going to landfill O No significant impact on the amount of waste going to landfill + Will facilitate sustainable waste management at a local scale ++Will facilitate sustainable waste management at regional level X=Not applicable to type or location of development ??=Unknown			--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill. - Will cause an increased amount of waste going to landfill O No significant impact on the amount of waste going to landfill + Will facilitate sustainable waste management at a local scale ++Will facilitate sustainable waste management at regional level X=Not applicable to type or location of development ??=Unknown

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

	Landscape	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
14a	**Landscape Designated sites** To what extent will any designated sites affected – including National NSAs, local landscape designations and SLA?	Landscape	GIS SNH National Scenic areas http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/national-designations/nsa/ HwLDP Policy 57 Policy61	-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities - proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities 0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes + Proposal offers minor or local protection to a local designated landscape or the qualities of wildness in the area/isolated cost ++ Proposal enhances a degraded landscape character area and/or offers significant or widespread protection to a			-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities - proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities 0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes + Proposal offers minor or local protection to a local designated landscape or the qualities of wildness in the area/isolated cost ++ Proposal enhances a degraded landscape character area and/or offers significant or widespread protection to a regional,

				regional, local designated landscape ?? Unknown X = N/A			local designated landscape ?? Unknown X = N/A
14b	To what extent will the proposal effect any area with strong qualities of wildness (including isolated coast)		GIS SNH Wildland areas of search http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/landscape-policy-and-guidance/wild-land/mapping/	-- proposal is of a scale or nature that would result in a significant negative effect on existing landscape character, including the wildness qualities of an area/isolated coast - - proposal is of a scale or nature that would result in a minor negative effect on existing landscape character, including the wildness qualities of an area/isolated coast 0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast + Proposal offers minor or local protection to qualities of wildness in the area/isolated cost ++ Proposal enhances a			-- proposal is of a scale or nature that would result in a significant negative effect on existing landscape character, including the wildness qualities of an area/isolated coast - - proposal is of a scale or nature that would result in a minor negative effect on existing landscape character, including the wildness qualities of an area/isolated coast 0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast + Proposal offers minor or local protection to qualities of wildness in the area/isolated cost ++ Proposal enhances a

				degraded landscape character area and/or offers significant or widespread protection the qualities of wildness within the area/isolated coast ?? Unknown X = N/A			degraded landscape character area and/or offers significant or widespread protection the qualities of wildness within the area/isolated coast ?? Unknown X = N/A
15a	**Non designated landscape features and key landscape interests** To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and	Landscape	GIS Site Visit HwLDP Policy 57 Policy61 SNH Landscape Character Assessment http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/lca/	--Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement - Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate 0=Due to scale, type or situation proposal will have a very minimal impact on the landscape			--Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement - Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate 0=Due to scale, type or situation proposal will have a very minimal impact on the landscape

	character of surrounding area?			+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle ++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement 0 = would have no impact on landscape ??=Unknown			+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle ++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement 0 = would have no impact on landscape ??=Unknown
15b	To what extent will the proposal be visually intrusive?		GIS Site Visit HwLDP Policy 61	-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view - proposal would be visually intrusive in wider general scenery			-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view - proposal would be visually intrusive in wider general scenery

				0 proposal would not be visually intrusive + proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development ++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses x = would have no impact on landscape ??=Unknown			0 proposal would not be visually intrusive + proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development ++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses x = would have no impact on landscape ??=Unknown`
	Cultural Heritage	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
16a	**Cultural Heritage** To what extent will	Cultural heritage, incl architect	GIS Historic Scotland Scheduled	-- Development of site would lead to loss or major alteration of components of a cultural heritage			-- Development of site would lead to loss or major alteration of components of a cultural heritage

	the proposal affect any scheduled monuments or their setting?	ural and archaeological heritage (and links with landscape)	monument http://www.historic-scotland.gov.uk/searchmonuments Highland Council HER http://her.highland.gov.uk/ Site Visit RCAHMS (Canmore) Database http://www.rcahms.gov.uk/canmore.html	designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a			designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding

				new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			X=Not applicable to type or location of development ??=Unknown
16b	To what extent will the proposal affect any locally important archaeological site? (www.rcahms.gov.uk/canmore.html)	Cultural Heritage, incl archaeological heritage (and links with landscape)	Highland Council HER http://her.highland.gov.uk/ RCAHMS (Canmore) Database http://www.rcahms.gov.uk/canmore.html	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor			-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting

				enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown
16c	To what extent will the proposal affect any listed buildings and/or their setting?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	GIS Historic Scotland listed buildings http://www.historic-scotland.gov.uk/historicandlistedbuildings Pastmap	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural			-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or

				heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown
16d	To what extent will the proposal affect any Conservation	Cultural heritage, incl architect	GIS Site Visit Site Info	-- Development of site would lead to loss or major alteration of components of a cultural heritage			-- Development of site would lead to loss or major alteration of components of a cultural heritage

	Areas? (e.g. will it result in the demolition of any buildings)	ural and archaeological heritage and links with landscape	Historic Environment team Highland Council Conservation areas http://www.highland.gov.uk/yourenvironment/conservation/	designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a			designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding

				new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			X=Not applicable to type or location of development ??=Unknown
16e	To what extent wll the proposal affect any Inventory Garden and Designed Landscape?	Cultural heritage, incl links with landscape	GIS Site Visit Historic Scotland Nationally important Gardens and designed landscapes http://www.historic-scotland.gov.uk/index/heritage/gardens.htm	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor			-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting

				enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	GIS Site Visit Historic Scotland Battlefields http://www.historic-scotland.gov.uk/index/heritage/battlefields.htm	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural			-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or

				heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown
16g	To what extent will the proposal	Cultural heritage, incl	GIS Site Visit	-- Development of site would lead to loss or major alteration of components of			-- Development of site would lead to loss or major alteration of components of

	affect any World Heritage Sites? (including proposed WHS- eg Flow Country)	architectural and archaeological heritage and links with landscape	UNESCOFlow Country http://whc.unesco.org/en/tentativelists/5679/	a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features			a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or

				and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			scheme of safeguarding X=Not applicable to type or location of development ??=Unknown
16h	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment ?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	GIS Site Visit	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic			-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor

				environment and or minor enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			enhancement of the setting of a historic building ++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The current status water quality in the River Carron is moderate. No current pressures noted in RBMP tool.		x Not Applicable
1b	x Not Applicable	Over 300m from River Carron		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel	Site is adjacent to Primary School.		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding. Well in close vIcinity of the site which may indicate a shallow water table therefore potential for groundwater flooding.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Aware of proximity to Dornoch Firth and Morrich More SAC but unlikely to be impact	Connection to public sewer required in view of proximity to Dornoch Firth amd Morrich More SAC.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is grassland		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Otters are a qualifying interest in the nearby Dornoch Firth and Morrich More SAC, but no water habitat on site		0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently grass and does not contain much in the way of other habitats or corridors	Areas of landscaping/planting within site to provide habitat links into wider habitats beyond site boundary.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Adjacent to Church Street.	Access should be taken through land adjacent to Primary School. Access to be designed to enable safe route to school across the entrance and to allow forward visibility to the junction.	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Bus route goes through Ardgay and there is a footpath connection with street lights from Lower Gledfield. Post office in Ardgay within walking distance. Railway station at Ardgay with links to north and south. Beside Primary School and nursery.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Adjacent to Primary School so any development should be attractive to young families. Gledfield Primary School has capacity. Tain Royal Academy has capacity.		+ development could help sustain existing services

9a	0 Potential minor constraint that can be mitigated	Overhead lines on site	Overhead lines will require diversion/undergrounding.	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Water capacity but limited waste water treatment capacity.	All development should connect to public sewer	?? it is unknown whether a connection will be available
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Land is not currently used as open space		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Capacity of 6 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Adjacent to National Cycle Network and Highland Path Records, but will not improve connectivity of these to any great extent. No core plans on or near site.		0 Utilises or is in close proximity to existing connections

10e	+ Improves/enhances green network connectivity, existing open space or key access network	Playing field across the road, so increases opportunity for future residents of site to have access to open space.		+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Greenfield land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land	No formal open space lost		- Small scale use of greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land	No existing structures on site		X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development	According to Scotland's Soils, soil is not carbon rich.		X not applicable to type or location of development

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Land is classed as 3.2. This is not prime agricultural land but is comparatively good land.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill	Unlikely that scale of development will justify local recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not a business or industrial allocation		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Near Dornoch Firth NSA.		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and an existing allocation.	Sensitive siting and design to replicate existing pattern. Eastern end of site needs careful siting and design.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive		Sensitive siting and design, especially at eastern end of site.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt	No Scheduled Monument on or near site.		X Not applicable to type or location of developmen t

16b	No Historic Environment Records on site but several nearby.			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Near B Listed Free Church of Scotland and gate piers and Former Free Church School.	Careful siting and design due to proximity of listed buildings.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development	Not in a Conservation Area		X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	- Developme nt of site would have a minor negative impact on a cultural heritage designation 's wider setting		Careful siting and Design.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	No waterbodies on site.	All development should connect to public sewer.	x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport	Site in centre of Ardgay and is beside railway station.		+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	x Not Applicable	Site is not located within an identified flood risk area.		x Not Applicable
4a	x Not Applicable	Not in an area of coastal erosion.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- development of the site would have a minor negative effect on a Natura 2000 site	Aware of proximity to Dornoch Firth and Morrich More SAC. Otter is a qualifying interest.	Connection to public sewer required in view of proximity to Dornoch Firth and Morrich More SAC. Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC and qualifying interest of Otters.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown	Proximity to Dornoch Firth and Morrich More SAC. Otters and Common Seals are qualifying species of SAC. The old Lady Ross building has been lying empty, so potential for bats in building.	A survey indicating whether or not bats are present should accompany any planning application.	?? Unknown
5f	X N/A no designations apply			X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing brownfield land.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc		Encourage solar gain through design.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network		Limit to one site access.	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			+ Opportunity to improve local access issues
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Bus route passes site. Beside railway station.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Gledfield Primary School and Tain Royal Academy both have capacity.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site.		0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Water capacity but limited waste water capacity.	All development should connect to the public sewer.	?? it is unknown whether a connection will be available
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Land is not surrently used as formal open space. Some of the land is used as informal car parking.		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Open space is one of the proposed uses of the site.	If site is used for 4 or more houses publically accessible open space provision is required as per Open Space in New Residential Developmemt: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Site adjacent to National Cycle Network, has footpath connections, is near two core paths and is within walking distance of the Gearr Choille Ancient Woodland.		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections	Existing footpath connections to the site.		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Brownfield site with empty building.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present	No known contamination issues on site.		X No contamination present
11c	X No Greenfield Land	Brownfield site.		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Potential for existing Lady Ross building to be used, but it is more likely that it will be demolished.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Previously developed land. Podzol, no peat present.		X not applicable to type or location of development
12b	X not applicable to type or location of development	Brownfield site.		X not applicable to type or location of development

13a	O No significant impact on the amount of waste going to landfill	Recycling facilities already available nearby.		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources	Potential for re-using some materials if Lady Ross is demolished.		O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facility nearby.		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste prodicers and therefore complies well with ZWP locational guidance.		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Within Dornoch Firth NSA	Sensitive siting and design.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes

14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA and a central site in the village. Previously used land with existing building on site. Potential to improve on quality of design on site.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	+ proposal would lead to an improveme nt to an existing detracting feature in wider general scenery and/ or Type of proposed developme nt fits well with existing developme nt	Within the existing built up area. Redevelopment would help improve the apperance of the site.	Sensitive siting and design, low rise buildings.	+ proposal would lead to an improveme nt to an existing detracting feature in wider general scenery and/ or Type of proposed developmen t fits well with existing developmen t
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Several THC Historic Environme nt Records nearby, although developme nt of site should not affect them.	Sensitive siting and design.	Sensitive siting and design.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Proximity to C listed railway station and footbridge, however there is a road and several other builidngs between the site and the listed buildings.	Sensitive siting and design.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Within the existing built up area. Redevelopment would help improve the apperance of the site.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	There will be no impact on access to any historic environment features.		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	No waterbodies on site	All development should connect to public sewer	x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport	Site in centre of Ardgay and is beside railway station.		+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	The site may be at risk from coastal flooding as it is near the Dornoch Firth. Record of flooding adjacent to north of site due to surface water from neighbouring field	A flood risk assessment should be submitted with any planning application. No development should take place in areas shown to be at risk of flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not in an area of coastal erosion.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site	Enhance habitat on site by augmenting tree fringes.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Adjacent to Dornoch Firth and Morrich More SAC. Estuaries, mudflats and sandflats not covered by seawater at low tide, reefs and sandbanks which are slightly covered by seawater all the time are qualifying habitats of SAC. Otter is a Qualifying Interest	No sewage discharge to land or water. Connection to public sewer required.Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC and qualifying interest of Otters.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some woodland remains on fringes		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown	Adjacent to Dornoch Firth and Morrich More SAC. Otters and Common Seals are qualifying species of SAC.	A survey indicating whether or not otters are present should accompany any planning application.	?? Unknown

5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing brownfield land.	Provide vegetation site, retain tree fringe/screen.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Bus route passes the site. Beside railway station.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A	Business use		X N/A

9a	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	No overhead lines or pipes on site although overhead lines adjacent to site. Adjacent to railway line, although this should not impact use of site.	Set back from railway line.	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Water capacity limited but waste water treatment capacity. This site would drain to a Sewage Pumping Station which would likely require upgrading to accommodate additional flows. Pumped sewer at northern edge of site boundary.	Development on site may contribute to improvement. All development should connect to the public sewer. Sewage pumping station may need upgraded.	?? it is unknown whether a connection will be available
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Land is not currently used as open space		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space

10c	0 Utilises or is in close proximity to existing connections	Site is enclosed by a railway line and a road so connections are difficult and development of site will not have any impact on this.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Site adjacent to National Cycle Network, has footpath connections and is within walking distance of the Gearr Choille Ancient Woodland.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Existing footpath connections to site		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Brownfield land. Site lies on former railway sidings, goods shed (SU-RAL-1002) and a garage (SU-GAR-1021)	An assessment of potential contamination issues would be required	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land

11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Previously developed land. Podzol, no peat present.		X not applicable to type or location of development
12b	X not applicable to type or location of development	Sits within an area of 3.2 and adjacent to 3.1 land, however land has been previously used.		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill		Business use so potential to provide recycling facilities on site	+ Will facilitate sustainable waste management at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facility nearby		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Within Dornoch Firth NSA. Site lies between the road and the Dornoch Firth.	Sensitive siting and design. Retain and enhance tree screening and ensure development is of a scale to limit impact on landscape.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDA and a central site in the village. Previously used land adjacent to railway line so business use would be compatible with the character of the surrounding area.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	0 proposal would not be visually intrusive	Within the exsiting built up area. Site lies below the level of the A836 so low rise buildings would not be intrusive. Site is currently cleared and been left as a hard standing, redvelopment wuld improve appearance of site.	Sensitive siting and design, low rise buildings	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Several THC Historic Environme nt Records nearby, although developme nt of site should not affect them.	Sensitive siting and design.	Sensitive siting and design.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Proximity to C Listed railway bridge.	Sensitive siting and design.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Within the exsiting built up area. Site lies below the level of the A836 so low rise buildings would not be intrusive. Site is currently cleared and been left as a hard standing, redvelopment wuld improve appearance of site.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Proposed Plan Site Name: AG04 Ardgay Railway Station Yard South
Settlement: Ardgay
Site size (ha): 1.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Small watercourse on SE of site, but not RBMP		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse on site	No culverting of watercourse and provide buffer between watercourse and development.	0 Development is unlikely to have any significant effects on any water bodies or water supply source

1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No water supplies within 250m of the site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel	Site currently used as Council Depot.		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	The site may be at risk from coastal flooding as it is near the Dornoch Firth. Small watercourse at SE - site may be at risk of flooding from this.	Flood Risk Assessment required and no new development should be located in areas shown to be at risk of flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues

4a	x Not Applicable	Not in an area of coastal erosion		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing brownfield land.	Maintain and enhance the retained tree cover around and partly within the site.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Adjacent to Dornoch Firth and Morrich More SAC. Estuaries, mudflats and sandflats not covered by seawater at low tide, reefs and sandbanks which are slightly covered by seawater all the time are qualifying habitats of SAC. Site currently in use.	No sewage discharge to land. Connection to public sewer required.Likely to require HRA assessment in relation to possible effect on the SAC and qualifying interest of otters	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Part of site already used for depot.	Sensitive siting and design. Safeguard trees within and around the site. Trees along the road and railway should be retained.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate	Adjacent to Dornoch Firth and Morrich More SAC. Otters and Common Seals are qualifying species of SAC.	A survey indicating whether or not otters are present should accompany any planning application. Otters need to be consided as part of the HRA of the Plan.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing brownfield land.	Encourage additional planting on site and retain existing trees on site.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc		Maintain tree belt around site	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network	Site already in use.	Utilise existing access.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Bus route passes the site. Around 600m to railway station.		0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A	Business use		X N/A
9a	0 Potential minor constraint that can be mitigated	No overhead lines or pipes on site although overhead lines adjacent to site. Adjacent to railway line, although this should not impact use of site.	Set back from railway line.	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Water capacity limited. Private waste water treatment on site. Existing use on site but unclear how much additional capacity would be required.	Private system should discharge to land. Further development should explore possibility of connecting to the public sewer.	?? it is unknown whether a connection will be available

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Land is not currently used as open space. Used for Council Depot		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Land is not currently used as open space. Used for Council Depot		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections	Beside Gearr Choille Ancient Woodland.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Site adjacent to National Cycle Network and is within walking distance of the Gearr Choille Ancient Woodland.		0 Utilises or is in close proximity to existing connections
10e	- The proposal does not connect or relate well to existing open space or access networks or green networks		Consideration would need to be given to provision of a footway between Ardgay and this site depending on the nature of the development.	0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Brownfield land.	An assessment of potential contamination issues would be required	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Existing buildings and services on site		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Previously developed land. Podzol, no peat present.		X not applicable to type or location of development
12b	X not applicable to type or location of development	Sits within an area of 3.1 land, however land has been previously used.		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Allocated for business use but current use as a Council Depot would make it difficult to safely introduce community recycling facilities here		O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facility nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Within Dornoch Firth NSA. Site is located between the road and the NSA.	Sensitive siting and design. Retain mature trees between site and A836. Landscape impacts could be mitigated by agreement over a Design Statement.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA and existing allocated site. Previously used and currently used land adjacent to railway line so business use would be compatible with the character of the surrounding area. The tree screening helps the site to be absorbed into the landscape.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Site already in use	Sensitive siting and design. Retain trees between site and A836.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Site already in use		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	X Not applicable to type or location of development			X Not applicable to type or location of development

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Small watercourse runs through site but not RBMP		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse through site	Retain and integrate watercourses as natural features within the development.	+ development will have a small or local scale positive impact on water quality or water supply
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of the site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport	Community hospital already built on site. GP surgery and Bradbury Centre adjacent to site. Within comfortable walking distance of shops.		+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	SEPA record of surface water flooding from field	Flood risk assessment required and no new development should be located in areas shown to be at risk from flooding	+ Provision of SUDS or flood management plan could address local flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	In close proximity of two SAC. A small watercourse on north side of site	Buffer strip along water course to encourage biodiversity on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Adjacent to Dornoch Firth and Morrich More SAC . Estuaries, mudflats and sandflats are qualifying habitats of SAC. Proximity to River Oykel SAC. Issues with otters and water quality. Site partially in use.	No sewage discharge to land. Connection to public sewer required. Likely to require HRA assessment due to potential impact on the qualifying interests of the nearby SACs	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate	Adjacent to Dornoch Firth and Morrich More SAC. Otters and Common Seals are qualifying species of SAC. Small watercourse on site	A survey indicating whether or not otters are present should accompany any planning application. This should be considered as part of the HRA assessment	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No known designations		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is partially developed.	Maintain hedgerows and provide buffer strip between small watercourse and any development	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Remaining lower part of site is shletered frm surrounding buildings. Top end of site that remains will get some shelter from the new hospital building		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Current access from Dornoch Road.	Ensure pedestrian connections to and from site. Pedestrian link to hospital and GP surgery.	0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Within walking distance of several shops and a GP surgery and hospital. A bus connection passes through the village going to Tain and Dornoch. Primary school and nursery within walking distance.	Ensure pedestrian connections to and from site. Pedestrian link to hospital and GP surgery.	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services	Capacity at Dornoch Academy and at Bonar Bridge Primary School – capacity of 77% and 37% respectively for 2013/14.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	There are electricity lines around the site but none that cross over it. Connection to electricity supply should not be an issue.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Limited spare water capacity. Waste water has spare capacity. Abandoned distribution main surrounding north boundary.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Part of the site is already developed and the remainder is not used as formal open space.	Pedestrian connection onto Migdale Road to improve access and green network connectivity to playing field across from Primary School.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		Capacity of 30 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections		Ensure pedestrian access onto Migdale Road	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Adjacent to National Cycle Network and Highland Path Records. Core path at south western end of site where new hospital is built	Ensure pedestrian access onto Migdale Road	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections	Playing field across from Primary School.	A pedestrian link onto Migdale Road would increase opportunity for future residents of site to have access to open space. Ensure useable open space is provided on site.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	The undeveloped part of the site is greenfield.		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present

11c	- Small scale use of greenfield land	No formal open space lost. Site partly developed.		- Small scale use of greenfield land
11d	X No Greenfield Land	Greenfield site, no structures on reamining undeveloped land.		X No Greenfield Land
12a	X not applicable to type or location of developme nt	According to Scotland's Soils, soil is not carbon rich - podzol		X not applicable to type or location of developmen t
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Land is classed as 3.2. This is not prime agricultural land but is comparatively good land. Site partially developed.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill	Allocated for mixed use of housing and community use. Hospital already built on part of site.	May be potential to provide recycling facilities	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management site nearby		X Not applicable to type or location of developmen t

13d	X Not applicable to type or location of developme nt	Not allocated for business or industrial uses, so unsuitable site for waste management activities		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Located within Dornoch Firth NSA. Adjacent to built up area.	Sensitive siting and design, due to location within NSA, especially at eastern end of site which is the most elevated.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA and an existing allocation.Sutherland Housing Landscape Capacity Study designates top part of the site area as potentially unsuitable for development due to value of the scenic resource. Key view over the Firth from Migdale Road.	Sensitive siting and design, especially at eastern end of site.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	0 proposal would not be visually intrusive	There is already elevated development to the north of the site and there is existing development further up the hill.	Sensitive siting and design especially at eastern end of site.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b		Possible archaeological remains on site which may need investigation.	Possible archaeological remains on site which may need investigation.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Migdale Hospital is further up the hill in the background of this site.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	There is already elevated development to the north of the site and there is existing development further up the hill.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: BB02 South Bonar Industrial Estate
Settlement: Bonar Bridge
Site size (ha): 0.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	River Carron is to the north; classed as moderate; important for fresh water fish. Groundwater classed as good in 2008.		x Not Applicable
1b	x Not Applicable	No waterbodies on site.		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies withni 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel	Existing industrial estate within walking distance of Bonar Bridge.		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk	Pluvial flood risk to north west of site; fluvial flood risk to east of site; coastal flood risk over and around site. The site is at 3mAOD, which is below the 1 in 200 year water level for coastal flooding for the area of 3.59mAOD.	Flood Risk Assessment required to inform layout and mitigation measures.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing industrial estate.	All development must connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Morrich More SAC and River Oykel SAC. May be possible impacts on River Oykel SAC , e.g on water quality from drainage/sewerage.Existing development on site.	Provision of appropriate waste water arrangements should have regard to risk of flooding leading to contamination of Dornoch Firth and Morrich More SAC and River Oykel SAC. Potential HRA assessment as otter are qualifying interest.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate	Otters are a qualifying interest of the adjacent Dornoch Firth and Morrich More SAC.	Otter survey and protection plan (if necessary) should accompany any planning application other than for the modest extension or alteration of an existing building.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing industrial estate.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Existing development on site		- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site

7a	0 Proposal would be easily accommodated by existing Road Network	Existing industrial estate.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections	Within walking distance of Bonar Bridge and bus routes.		0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A	Industrial use.		X N/A
9a	0 Potential minor constraint that can be mitigated	There are electricity lines around the site but none that cross over it. Connection to electricity supply should not be an issue.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Limited spare water capacity. Waste water has spare capacity but industrial estate is not connected.	Encourage new developments to connect to the public sewer.	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Industrial site		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Industrial site		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections	Existing industrial estate that will not have any impact on connectivity of open space.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	National cycle network route goes past site; footpath goes past site connecting it to Bonar Bridge and Ardgay.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Fuel tanks underground from previous use as a petrol station.	Assessment of potential contamination required.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Some existing buildings on site that could be redeveloped.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Alluvial soils around site.		X not applicable to type or location of development
12b	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
13a	+ Will facilitate sustainable waste management at a local scale	Existing recycling provisions on site.		+ Will facilitate sustainable waste management at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facility nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Adjacent to Dornoch First NSA, however industrial estate already on site.	Sensitive siting and improved design required.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA and an existing allocation. Established industrial site with footpath conenctions to Bonar Bridge and Ardgay.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	0 proposal would not be visually intrusive	Industrial estate currently on site. Any development of site could help improve its appearance.	Sensitive siting and improved design. Landscaping should be provided.	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Historic Environment Record (Ardross Hotel) on site.	Any archaeological remains must be recorded.	Any archaeological remains must be recorded.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Industrial estate currently on site. Any development of site could help improve its appearance.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: BR01 Rosslyn Street
Settlement: Brora
Site size (ha): 0.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Adjacent to River Brora which is in RBMP and has a good status with no pressures identified.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	River adjacent to site, however there is a tree line between the river the site that is being developed	Keep development back from river edge	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No water supplies noted within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Permission for 9 serviced housing plots		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Adjacent to both coastal and fluvial flood risk. Topography unclear	Flood risk assessment required and no new development should be located in areas shown to be at risk of flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently cleared so unlikely to be rich in biodiversity in current state		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but unlikely to have impact	Likely to require HRA assessment. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Adjacent to Inverbrora SSSI. The SSSI boundary is much tighter to the interest than the GCR boundary. As long as the development stays within the current plot boundary and out of the SSSI there is no problem	Avoid intrusion into SSSI	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Tree line along river edge but outwith development site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Adjacent to Inverbrora SSSI. The SSSI boundary is much tighter to the interest than the GCR boundary. As long as the development stays within the current plot boundary and out of the SSSI there is no problem	Avoid intrusion into SSSI	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	River corridor needs to be protected and enhanced	Ensure wildlife corridors are provided into adjacent wider countryside. Reinforce tree belt along northern boundary	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site, west facing		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network	Already got planning permission. Lapsed RCC.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Link from A9 Trunk Road and internal road layout partially constructed.		0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Existing footpath connections		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services	Brora Primary School and Golspie High School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Brora WWTW has capacity	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Unused open space at present		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Permission for 9 serviced housing plots so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Site is not beside other areas of formal open space		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	No core paths, footpath goes along Rosslyn Street		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land	Permission for 9 units		- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	No information available. Site is cleared and not being used for agricultural purposes		?? Unknown

13a	O No significant impact on the amount of waste going to landfill	Relatively small development		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities near site		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not proposed for business or industrial uses		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA and current allocation. Shown in Sutherland Landscape Capacity Study as an area of potential housing to reinforce existing cluster/pattern of buildings.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	There are existing buildngs along the road frontage which will help make this development less visually intrusive. Will be easily seen from across the river on the approach to Brora, however it wil be against a abckdrop of the existing built up area		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	No HER on site			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Adjacent to a C Listed building and several more C and B listed buildings along Rosslyn Street		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt	There are existing buildngs along the road frontage which will help make this development less visually intrusive. Will be easily seen from across the river on the approach to Brora, however it wil be against a abckdrop of the existing built up area		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Adjacent to River Brora which is in RBMP and has a good status with no pressures identified.		x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Permission for 43 houses, close to facilities and services and primary school		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Some parts of the site may be at risk of surface water flooding.	Site partly developed and issue will have been dealt with at planning application stage	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Undeveloped part of site is fenced off from remainder of development and is probably encouraging biovidersity on site site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but unlikely to have impact	Likely to require HRA assessment. All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Inverbrora SSSI but not adjacent to it		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site partly developed		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Undeveloped part of site is fenced off from remainder of development and is probably encouraging biovidersity on site site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Flat site surrounded by other buildings		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Development has already been subject to planning permission	Traffic calming may be required for further development.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Development has already been subject to planning permission		0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Brora Primary School and Golspie High School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site, substation on site but houses have been set back frm substation		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Brora WWTW has capacity	All development should connEct to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Previously brownfield site which now has a small playpark on site. Part of site which remians undeveloped is currently boarded off from rest of site, so cannot be used for open space		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Small playpark already provided. Further phases of development should provide addironal open space	Permission for 43 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	No formal open adjacent to site to link into		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	No core paths. Number of footpath links in and around site		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Open space has been provided on site and further will be provided during later phases		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings			++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
11b	+ Will remediate minor contaminat ion or small scale contaminat ion onsite	Site lies on former woolen mill and Council Roads Depot. Site investigation undertaken in support of planning application 05/00383/FULSU including a phase I and II Remediation Strategy and Validation Repoty satisfying potentially contaminated land issues.		+ Will remediate minor contaminati on or small scale contaminati on onsite
11c	X No Greenfield Land	Site already partially developed		X No Greenfield Land
11d	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings	Site already partially developed		++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt	Brownfield site		X not applicable to type or location of developmen t
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Brownfield site		0 Scale or type of proposal unlikely to effect on soil or croft land

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities near site		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not proposed for business or industrial uses		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDA, current allocation and partly built out. Within the built up area of Brora and site was previously used as a woolen mill		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Within the built up area of Brora		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	Two HER on site	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Some listed buildings adjacent to site	Sensitive siting near listed buildings	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt	Within the built up area of Brora		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Proposed Plan Site Name: BR03 East Brora Muir
Settlement: Brora
Site size (ha): 2.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Small part of site at risk from surface water flooding but no flood risk assessment required		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues

4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Close to coast but erosion unlikely to affect this development		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently partly used as paddock, remainder is grass field with no major hedgerows or variety of habitat. Potential through development to create more variety of habitat, especially with allotments.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC	Likely to require cumulative HRA assessment in relation to possible effect on the Moray Firth SAC. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Inverbrora SSSI, but not adjacent to it so there should be no impacts		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently partly used as paddock, remainder is grass field with no major hedgerows or variety of habitat. Potential through development to create more variety of habitat, especially with creation of allotments.	Provide shrub/hedge planting.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Flat site, exposed to coast and from the north	Shelterbelt planting to minimise exposure	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	The scale of development will need to be restricted due to the nature of the roads accessing the site	Ben Mailey Gardens to serve as main access, with emergency access only to Muirfield Gardens. Masterplan approach would be beneficial to prevent piecemeal development.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections	Active travel links are not strong and there is little opportunity to improve these.		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Brora Primary School and Golspie High School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Brora WWTW has capacity	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Allotments will help improve the local environment through increased biodiversity.	Capacity of 25 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Improves/enhances green network connectivity, existing open space or key access network

10b	+ Small scale increase in open space		Capacity of 25 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	One core path goes through site at bottom end near Ben Mailey Gardens. Several other path records are shown going up to site boundary	Core path to be protected. Maintain and extend pedestrian links that come up to site boundary	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network	Allotments will help improve the local environment through increased biodiversity.	Provide planting on site and pedestrian linkages to surrounding area and adjacent core path	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present

11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land			X No Greenfield Land
12a	X not applicable to type or location of developme nt	Majority of site is brown earth and a small amount is podzol		X not applicable to type or location of developmen t
12b	?? Unknown	Soil classifcation data not available. Part of site currently used as a paddock		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Relatively small development		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities near site		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Business and industrial uses not proposed for site		X Not applicable to type or location of developmen t

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and current allocation for housing. Adjacent to an established area of housing	Design sympathetic to landscape setting, regard to proximity to golf course	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Will be quite a visible development	Design sympathetic to landscape setting, regard to proximity to golf course	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	No HER on or around site			X Not applicable to type or location of developmen t

16c	X Not applicable to type or location of developme nt	No listed buildings on or around site		X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Will be quite a visible development		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: BR04 Former Radio Station
Settlement: Brora
Site size (ha): 1.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Site is beside the sea. RBMP Brora to Hilton of Cadboll. Current status is good.Current pressures are point source, sewage works and networks.		?? Unknown
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No known water supplies within 250m of development		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport			+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Adjacent to coastal flood risk, sits 5m below contour therefore at risk of coastal flooding. The 1 in 200 year water level for the area is 3.25mAOD. Impact depends on final use of site	Flood Risk Assessment required and no new development should be located in areas shown to be at risk of flooding	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Adjacent to coast line; erosion and ground stability may be an issue	Need to address erosion and ground stability issues	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Unused building on site which is fenced off so potential for biodiversity, flora and fauna interests to have thrived on site due to no disturbance.	Encourage new planting on site to compensate.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Adjacent to Moray Firth SAC, although should not have an impact	Ensure no adverse impact on water quality from run off, discharges or pollution. All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Adjacent to Inverbrora SSSI. Inverbrora SSSI site includes foreshore up to MHWS.	Any development should be inland of the coastal footpath.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No trees, half of site is already covered in a building, remainder of site is grassland		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Bats may be present in the empty building	Bat survey	0 Unlikely to be any impact on protected species

5f	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	GCR site includes foreshore up to MHWS.	Any development should be inland of the coastal footpath.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site has an open aspect	Ensure open aspect of site is maintained	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site is right on the coast and exposed	Shelterbelt planting, encouraging solar gain through design	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Potential issues with overtopping and erosion would need to be considered as part of any development.		- Proposal will put existing road network under strain
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Access issues with level crossing at Gower Street and single track private road.		- Limited opportunity / large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8a	0 Proposal within reasonable distance to limited local services/transport connections	Existing footpath links		0 Proposal within reasonable distance to limited local services/transport connections

8b	0 appropriate school capacity	Dependant on final use of site, Brora Primary School and Golspie High School both have capacity		0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity. Pumped sewer to north and Sewage Pumping Station to NE.	All development should connect to public sewer. Would require new sewer laid to Sewage Pumping Station.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Site is currently fenced off so re-use of building and surrounding area would open up use again		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space	Dependant on final use, if housing there will be a requirement for open space provision		0 There will be no net increase in open space

10c	0 Utilises or is in close proximity to existing connections		Maintain and/or improve path link along coast	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Core Path adjacent to site	Maintain access to core path	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Several paths around site linking it to other areas	Promote and maintain active travel links. Create links to paths and tracks on either side to reinforce network to the south of Brora.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings

11b	X No contamination present	Site lies on a former radio station however previous site visit and test holes indicated no contamination		X No contamination present
11c	- Small scale use of greenfield land	Western part of site is greenfield	Low intensity uses. Development to focus around existing building	- Small scale use of greenfield land
11d	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings	Potential for building to be re-used/renovated		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	James Hutton information not available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Within SDA and existing allocation. Sutherland Landscape Capacity Study indicates the area is unlikely to be suitable for development due to value of scenic resource.	Low intensity use	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	- proposal would be visually intrusive in wider general scenery	Existing building has a run down appearance. Any development on site will be visually intrusive due to the prominent site, however redevelopment of site would improve current detracting building	Prominent site so design statement required with a preference of low rise and low density building design.	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development	No scheduled monuments nearby		X Not applicable to type or location of development
16b	Former radio station is an HER. Several HER within proximity of site, some of which have historical link with radio station. Building is in state of disrepair and is boarded up and fenced off.	Sensitive siting and design of any development to incorporate the most important historical features	Sensitive siting and design of any development to incorporate the most important historical features	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16c	X Not applicable to type or location of development	Not beside any listed buildings		X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Existing building has a run down appearance. Any development on site will be visually intrusive due to the prominent site, however redevelopment of site would improve current detracting building		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		Opportunity to bring building back into use and halt the disrepair.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

Proposed Plan Site Name: BR05 Scotia House
Settlement: Brora
Site size (ha): 7.2

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel	Brownfield site		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Small parts of the site may be at risk from surface water flooding	Flood risk assessment required and no development should take place in areas shown to be at risk from flooding	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Near coast however railway line between site and coastline		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site	Extra planting and landscaping	+ proposal will help safeguard a national, local conservation or geodiversity site

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but there should be no impact	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Inverbrora SSSI but there should be no impact		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site	Extra planting and landscaping	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Building in use, no watercourses on site		0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Landscape corridor on eastern end of site provides a north-south link between open space at either end	Ensure existing corridors are maintained	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site	Ensure any new building are orientated to benefit from solar gain	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Adjacent to bus route, beside Primary School		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Housing element is applicable. Brora Primary School and Golspie High School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity. On site extension of sewer may be required.	All development should conenct to the public sewer. On site extension of sewer may be required.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Existing building on site which is currently in use		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Potential for 10 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Railway line prevents linkage to coast. Housing development will be able to link into existing paths to the school		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Core path along coast however railway line is an existing barrier.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Existing path records in and around site. Housing development will be able to link into existing active travel routes to the school		0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Existing building on site which is currently being used, however further land on site which could be developed for a variety of uses.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on Scotia House, Brora (SU-ENG-1004) shown as 'Works' on Current OS Map	An assessment of contamination issues may be required	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Existing building is in current use		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
12b	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development

13a	O No significant impact on the amount of waste going to landfill	No recycling facilities on site but if continues as a mixed use development, potential is there to provide for it	Provide recycling facilities on site	+ Will facilitate sustainable waste management at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facility nearby.		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDA and an existing allocation. Housing proposal is adjacent to a well established housing area.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	- proposal would be visually intrusive in wider general scenery	Entrance site to Brora. Existing building is large and visually intrusive.	Incorporate landscaping and planting to address landscape impact	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	New Woolen Mill is HER. Several HER in proximity to site	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	C Listed building further along Rosslyn Street but redevelopment of this site should have no impact		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt	Entrance site to Brora. Existing building is large and visually intrusive.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	- Developme nt of site would have a minor negative impact on a cultural heritage designation 's wider setting		Any archaeological remains must be recorded	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Beside River Brora which is a RBMP named waterbody with good status and no identified pressures		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Beside River Brora which is a RBMP named waterbody with good status and no identified pressures	Retain buffer between development and river	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport			+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Coastal and fluvial flood risk adjacent to site	Flood risk assessment required and no new development should be located in areas shown to be at risk of flooding.	+ Provision of SUDS or flood management plan could address local flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site which has been cleared and left as a hardstanding surface	Redevelopment of site will introduce vegetation to site and encourage habitat creation	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity of Moray Firth SAC however unlikely to be impact	All development should conect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	Adjacent to Inverbrora SSSI	If development stays within existing property boundary it won't overlap with SSSI.	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal

5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Trees on adjacent riverbank	If development stays within existing property boundary it won't overlap with the trees	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No overlap with GCR site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site which has been cleared and left as a hardstanding surface	Redevelopment of site will introduce vegetation to site and encourage habitat creation. Tree planting on north side to reinforce trees by river and link into boundary tree planting to west.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Gradual slope towards the river, slightly exposed	Orientate buildings to benefit from solar gain; provide shelter belt planting	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Site fronts A9 Trunk road	Formalise appropriate access onto A9(T).	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	No access constrainsts		+ Opportunity to improve local access issues

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	On bus route		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	If housing development on site then Brora Primary School and Golspie High School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Brownfield site close to centre of town, redevelopment will enhance site		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		If more than four houses on site, publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Close to existing open space at school, however the A9 is a barrier		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	No core paths on or near site		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Opportunity to link into existing footpaths		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on the former Edward MacKay's Yard (SU-TRN-1014) and the Sutherland Arms Garage (SU-GAR-1009)	Assessment of potential contamination issues will be required	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Brownfield site		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Garage has already been demolished		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
12b	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Depending on final use of site there may be opportunity to provide local recycling facilities on site		O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities near site		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and current mixed use allocation. Brownfield site	Sensitive siting and design	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Prominent site on an entrance into Brora. Building has been demolished and site lying empty. Potential for site to become an eyesore if not redeveloped		+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Two HER beside site - B listed Rockpool Cottage to east of site and C Listed Grove Cottage to the west	Sensitive siting and design	Sensitive siting and design	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	B listed Rockpool Cottage to east of site and C Listed Grove Cottage to the west.	Sensitive siting and design to ensure no impact on nearby listed buildings.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Prominent site on an entrance into Brora. Building has been demolished and site lying empty. Potential for site to become an eyesore if not redeveloped		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: BR07 Upper Fascally
Settlement: Brora
Site size (ha): 3.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Near River Brora is a RBMP waterbody. It is classed as having good status with no pressures identified.		x Not Applicable
1b	x Not Applicable	No watercourses on site.		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250 metres of site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Removed from rest of Brora.		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	South eastern end of site lies close to the River Brora.	Flood Risk Assessment required. No development should be located in areas shown to be at risk of flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	If site remains as community/recreation use with minimal building on site there should be no or minimal impact.	Enhance existing habitats.	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but unlikely to have an impact.	Ensure no adverse impact on water quality from run off, discharges or pollution. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is on other side of the River from Inverbrora SSSI.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is existing open space and will continue to be open space.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	South facing site.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Existing heritage centre on site. Links from Ladiesloch and C1054 already in place. Internal road infrastructure is private.	Surrounding road network requires upgrading with visibility improvements and passing places.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	-- Not within walking distance of any transport connections or services with no scope for future connections	Site is removed from rest of Brora.		-- Not within walking distance of any transport connections or services with no scope for future connections
8b	X N/A			X N/A

9a	0 Potential minor constraint that can be mitigated	No overhead lines on site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity.	All development should connect to the public sewer.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Potential to improve on the existing open space provision on site.		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space			0 There will be no net increase in open space

10c	0 Utilises or is in close proximity to existing connections		Encourage links to open space at Former River Fascally recreation area and the surrounding wider countryside.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Adjacent to core path.	Access to Core path SU06.11 to be protected.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on the Fascally Brora Quarry/Brick works. Site lies within 250m of Crofthaugh Landfill which posese a potential offsite gas risk.	Site investigation would be required should a planning application be submitted for this site.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Previously used land.		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Potential to re-use heritage centre.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	No information available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Unlikely that site wil be a desirable place for local recycling facilities as it is removed from the rest of the settlement.		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby.		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	No proposed business or industrial use on site.		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Outwith SDA. Already a building on site that could potentially be reused/redeveloped. Sutherland Landscape Capacity Study says the area is unlikely to be suitable for development due to landscape value.	Sensitive siting and design.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	0 proposal would not be visually intrusive	If buildings are kept to a minimum then the creation use should have minimal impact.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	THC Historic Environment Record on site.	Retain any features linked to coal mining history.	Retain any features linked to coal mining history.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt	If buildings are kept to a minimum then the creation use should have minimal impact.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	- Developme nt of site would have a minor negative impact on a cultural heritage designation 's wider setting		Retain any features linked to coal mining history of site.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Adjacent to River Brora which is in RBMP and has a good status with no pressures identified.		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Allocated for 3ha of industrial use		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car

3a	x Not Applicable	Site is not located within an identified flood risk are and there is no history of flooding		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply	Incorporate new planting into the development and ensure linkages into wider countryside remain	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but unlikely to have impact	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	River Brora is SSSI (Inverbrora)		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Large proportion of site covered in gorse	Incorporate new planting into the development to provide link into wider countryside	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	GCR site is also SSSI		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Incorporate new planting into the development and ensure linkages into wider countryside remain	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site	Orientate building to take advantage of solar gain	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Speed concerns on Stafford Terrace.	Consideration of traffic calming on Stafford Terrace	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Access to this site is likely to be past a residential area which is likely to present difficulties in terms of conflict between commercial traffic and residents/pedestrians.		0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A	Industrial use		X N/A

9a	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines pass through site	Ensure setback from overhead lines	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity. Site bounded on N/S/E edges with sewer and surface water infrastructure.	Development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Currently undeveloped ground but not used as formal open space. Is adjacent to existing industrial uses		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Industrial use proposed		0 There will be no net increase in open space

10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	No core paths.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Ensure footpath linkages extend from existing industrial estate	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land	3 ha of land		-- Large-scale use of Greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	?? Unknown	Information not available		?? Unknown
13a	+ Will facilitate sustainable waste manageme nt at a local scale	Industrial use proposed	Provide recycling facilities on site	+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Nowaste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Wthin SDA and an allocation Sutherland Landscape Capacity Study designates part of the site area as potentially unsuitable for development due to value of the landscape resource. Adjacent to existing industrial estate	Landscaping and planting on boundary to adjacent housing	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery		Landscaping and planting on boundary to adjacent housing	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	No HER on site			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	No listed buildings adjacent to site		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	- Development would have a minor negative impact one or more water bodies identified in RBMP.	The current status of the local waters is generally Good / High with exception of Burn of Garth which is Poor. Sewage discharge and agricultural actions / runoff noted as pressures by the RBMP tool.	Connection to public sewer will be required. SUDS to be implemented to address run-off. Potential for morphological improvements to be indentified to the Burn of Garth.	+ development will have a small or local scale positive impact on water quality or water supply
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Sewage discharge and agricultural actions / runoff noted as pressures by the RBMP tool.	Provide buffer to watercourse. Potential for morphological improvements to be indentified to the Burn of Garth.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car		Approriate travel planning asscoiated with potential development.	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Significant part of site at risk of flooding from Stangergill Burn.	SEPA would object unless prior to adoption a Flood Risk Assesment demonstrates that the site is capable of being developed	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Designations apply as noted below. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts (some identified as ancient woodland)	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention and enhancement of existing features	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Indirect effects of recreational pressure should be considered. Also possibility of off-road vehicles accessing dune and beach system.	Recreation management plan may be required to show how any excessive recreational pressure on the SSSI will be averte	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

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

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Some scope for connectivity to wildlife across the site using existing hedgerows, tree belts and watercourse	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	0 appropriate school capacity			0 appropriate school capacity

9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space		Development of open spaces and path connections guided by masterplan.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	Development of open spaces and path connections guided by masterplan.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	?? Unknown			?? Unknown

11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Potential development represents a significant expansion of the exisitng village.	Masterplan or development brief may be required due to the scale of develoipment	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery		Need for structural landscaping to augment present woodland belts	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

Proposed Plan Site Name: Castlehill Expansion Sites (CT06: Land at Shelley Hill , CT02: Castlehill Steading, CT03: Former Castlehill Gardens; CT04: Castletown Mill)
Settlement: Castletown
Site size (ha): 32.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is Good / High. Sewage discharge is noted as a pressure by the RBMP tool.	New development would be subject to suitable waste water treatment arrangements.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Development is unlikely to result in a direct physical impact on the adjacent watercourse.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Small watercourse flows south to north in the east of the site. Maybe a potential cause of flood risk.	Flood Risk Assessment may be required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Parts of area designated as semi natural woodland. No formal designations apply. Some scope for connectivity to wildlife across sites using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Adjacent to ancient woodland (Type 2b LEPO) on E side	Sensitive location of development to prevent felling. Area of ancient woodland to be safeguarded from development.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Mature woodland could provide a habitat for protected species.	Protected species survey may be required for future development. Any loss of mature trees would need a species survey	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some scope for connectivity of wildlife across sites using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage and identify habitat corridors	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain		Upgrades required to local road network at developer's expense.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destination s and a range of small shops including a convenienc e store. E.g. hairdresser s, hot food take away (medium or small service centre), appropriat e school capacity and/or developme nt co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers , hot food take away (medium or small service centre), appropriate school capacity and/or developmen t co
8b	0 appropriat e school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Low voltage overhead lines across site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	CT02 - No immediately adhjacent sewer. May require substantion on site sewer extension. CT03 - Gravity connection may be difficult.Pumping station may be required.		0 Public water/wast e water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential upgrades to paths and green spaces at developer's expense.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Potential upgrades to paths and green spaces at developer's expense.	+ Improves/enhances green network connectivity, existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections		Potential upgrades to paths and green spaces at developer's expense.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land

12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Any loss of woodland could affect setting especially given its northerly location.	Woodland and surrounding agricultural land must be protected to safeguard the setting of the village.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	The scale of development could have an signifcant visual impact.	Phasing the development would help to integrate it with the existing village.	0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Development unlikely to significantly alter the setting of nearby Castlehill Windmill / Broch.	Retain buildings, evaluation may be required	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Human remains have been discovered in the adjacent dune systems. Features present within woodland - mitigation may be required if impacts predicted.	Archaeological watching brief / site controls if required.	Archaeological watching brief / site controls if required.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16c	- Developme nt of site would have a minor negative impact on a cultural heritage designation ’s wider setting	Sites within the area are located adjacent to a number of C Listed buildings.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	The scale of development could have an signifcant visual impact.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

Proposed Plan Site Name: CT05: Site South East of Coronation Place
Settlement: Castletown
Site size (ha): 0.2

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is Good / High. Sewage discharge is noted as a pressure by the RBMP tool.	New development would be subject to suitable waste water treatment arrangements.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is Good / High. Sewage discharge is noted as a pressure by the RBMP tool.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area.	Provision of appropriate SUDS and flood prevention measures.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site		Appropriate contaminated land surveying and remediation as conditioned in planning permission 05/00504/FULCA.	+ Will remediate minor contamination or small scale contamination onsite
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land

11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Strcuture on site to be demolished, permitted by planning permission 05/00504/FULCA.		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t

13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Proposal located on a gap site within the development pattern of Castletown.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Proposal located on a gap site within the development pattern of Castletown.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Proposal located on a gap site within the development pattern of Castletown.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting		Store building existing on site is not designated but could be preserved or incorporated into future development.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

Proposed Plan Site Name: CT07: Former Icetech site
Settlement: Castletown
Site size (ha): 11.5

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is Good / High. Sewage discharge is noted as a pressure by the RBMP tool.	New development would be subject to suitable waste water treatment arrangements.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Development is unlikely to result in a direct physical impact on the adjacent watercourse.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car		Green travel planning to minimise carbon emissions from fuutre employment development.	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Stangergill Burn flows along south east boundary of the site an is a potential cause of flood risk	Flood Risk Assessment required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Small watercourse along the E and S boundaries	Watercourse must be safeguarded and enhanced	+ Proposal will protect Ancient Inventoried woodland
5e	0 Unlikely to be any impact on protected species		Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Small watercourse along the E and S boundaries	Watercourse must be safeguarded and enhanced	+ proposal will help safeguard a national, local conservation or geodiversity site
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Existing vehicle access suitbale for HGV's in place.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Existing vehicle access suitbale for HGV's in place.		0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	X Not applicable			X Not applicable
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	X Not applicable			X Not applicable
10d	X Not applicable			X Not applicable
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	?? Unknown			?? Unknown
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land

11d	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings			++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t

13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape			0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Possibility of cist burials noted on site.	Archaeological watching brief / site controls if required.	Archaeological watching brief / site controls if required.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: DN01 Meadows Park Road
Settlement: Dornoch
Site size (ha): 5.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse along eastern boundary	Retain and integrate watercourses as natural features within site	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk		Flood Risk Assessment required. Appropriate disposal of surface water drainage. Built development should avoid flood risk area.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth SAC and Dornoch Firth and Loch Fleet SPA		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth SAC and Dornoch Firth and Loch Fleet SPA	Likely to require cumulative HRA assessment in relation to possible effect on the SAC and SPA. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Southern end of site offers the best location for some habitat creation.	Ensure corridors into adjacent countryside are provided.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope		Orientate housing to benefit from solar gain	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Development has already started. Link from Sutherland Road is in place.		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Development has already started		0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Footpath has been provided to Sutherland Road		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Capacity in Dornoch Academy and Dornoch Primary School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space		Capacity of 102 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Provide pedestrain connection into The Meadows and into Meadows Park	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Establish active travel links towards settlement centre and Meadows Park	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Remaining land is greenfield land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land	Site already being developed		-- Large-scale use of Greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development

12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Site is classed as 4.1		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill		Provide local recycling facilities on site	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not allocated for business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Adjacent to Dornoch Firth NSA, however site is partly built	Sensitive siting and design to reflect NSA presence	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Within SDA and existing allocation which is partly built.	Sensitive siting and design including landscape works, stone walls and hedgerows.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	- proposal would be visually intrusive in wider general scenery	Partially developed	Sensitive siting and design including landscape works, stone walls and hedgerows.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b	Few HER on and around site	Archaeological investigations may be required	Archaeological investigations may be required	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Partially developed		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: DN02 Bishopsfield
Settlement: Dornoch
Site size (ha): 3.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk		Drainage Impact Assessment Required at Planning application stage to address Pluvial Flood Risk	+ Provision of SUDS or flood managemen t plan could address local flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently partly developed and undeveloped ground is overgrown	Extra planting on site such as hedgerow planting and trees to help link to adjacent woodland	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC and Dornoch Firth and Loch Fleet Ramsar	Likely to require cumulative HRA assessment in relation to possible effect on the Moray Firth SAC. All developments should connect to public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Station Road and Earl's Cross TPO and semi natural woodland nearby		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Extra planting on site such as hedgerow planting and trees to help link to adjacent woodland. Maintain green corridor in northwest of site.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Surrounded by housing	Shelter belt planting	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network		Traffic management requirements	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Access already exists into part of the site. Some improvements already carried out.		0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Pedestrian links through adjacent housing estate		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Capacity in Dornoch Academy and Dornoch Primary School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines adjacent to site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	Small play area already on site	Capacity of 50 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Provide linkage to nearby core path and ensure links provided to existing playpark	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Adjacent to core path	Provide footpath linkages to wards Dornoch centre	+ Improves/enhances green network connectivity, existing open space or key access network

10e	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land	Site partially developed		- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Part of site is of 3.2 quality		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land

13a	O No significant impact on the amount of waste going to landfill		Provide recycling facilities on site	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not allocated for business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	NSA to south of Dornoch		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation. Surrounded by housing. Development of site will help to give that part of Dorncoh a more completed feel	Masterplan for site should provide details on landscaping and amenity land	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b	Several HER sites near the site			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation ’s wider setting	Proximity to Earl's Cross House		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Dornoch Burn, Black Burn, no concerns about status, along boundary of site, no watercourses on site		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	No watercourses on site, but burn along southern boundary	Provide buffer to watercourse on southern boundary	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies nearby within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel		Promote active travel and links to public transport.	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk	Most of the site at risk of flooding on Indicative SEPA Flood map, though the new maps show less risk. Records of flooding at various locations along the Dornoch Burn in the past. An FRA for part of site has confirmed risk of flooding on part of site.	Flood risk assessment required; limit the extent and type of development suitable for the site.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth and Morrich More SAC and Dornoch Firth and Loch Fleet SPA.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Morrich More SAC and Dornoch Firth and Loch Fleet SPA.	Likely to require cumulative HRA assessment in relation to possible effect on the SAC. All development should connect to public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply	Proximity to Dornoch Firth and Morrich More SAC and Dornoch Firth and Loch Fleet SPA.		X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Old disused building on site may merit a bat survey.	In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application. Bat survey of disused building.	0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open ground to rear		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Exposed to south/south west, flat site	Provide shelter belt planting	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Abattoir now closed but when open it had HGV traffic comnig to the site.		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	No direct access from public road.		0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	0 appropriate school capacity	Depending on final use, development may or may not generate additional pupils. Capacity in Dornoch Academy and Dornoch Primary School		0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Existing site		0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Previously developed site at the edge of town		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Part of site prone to flooding could be used for open space	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Create pedestrian link to Meadows Park	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Edge of town location in close proximity to footpaths		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Top half of site is brownfield		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Former use as an abattoir	Contamination survey	+ Will remediate minor contamination or small scale contamination onsite
11c	- Small scale use of greenfield land		Some parts of site which are greenfield may be used as open space/SUDs	- Small scale use of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Existing buildings of poor quality and are unlikely to be reused	Potential to reuse some materials	+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Previously developed land at abattoir, rest of site is podzol		X not applicable to type or location of development

12b	X not applicable to type or location of developme nt	Greenfield section of site is not classified as high quality agricultural soil (4.1)		X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill		Potential for recycling facilities to be provided on site	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources		Potential to reuse some materials	O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near waste management facility		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		+ Will facilitate sustainable waste managemen t at a local scale
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Half of site is previously developed land. Close proximity to Dornoch Firth NSA. Existing buildings derelict and poor quality.	Careful layout, siting and design could improve the impact on the surrounding area	+ Proposal offers minor or local protection to a local designated landscape or the qualities of wildness in the area/isolate d cost
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Existing site and proposed brownfield redevelopment. Part of site already within SDA. Sutherland Landscape Capacity Study identifies southern part of site as unlikely to be suitable for development due to landscape value.	Potential for high quality redevelopment to improve built environment.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Existing derelict site; redevelopment likely to improve visual quality of local environment. Southern end of site is within a key view from Shore Road.	Sensitive siting, design and scale	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Dornoch Cathedral and Grave Yard	Potential moderate improvement of setting by environmental improvement of nearby site	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16b	Several Historic Environment Record sites within and surounding site.	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Several listed building nearby: Dornoch Cathedral; Former Bishops Palace; Dornoch Jail and Courthouse; Former Drill Hall	Sensitive redevelopment of site required; high quality design; appropriate scale	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Close proximity to Conservation Area, but sites lies outwith	Sensitive layout, design and scale	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Existing derelict site; redevelopment likely to improve visual quality of local environment. Southern end of site is within a key view from Shore Road.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: DN04 Dornoch North
Settlement: Dornoch
Site size (ha): 19.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Watercourse runs through site	Retain and integrate watercourse as a natural feature within development	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Capacity of 250 units		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	At risk of fluvial and pluvial flooding	Development should be in line with existing agreed FRA, or FRA work to be extended if proposals vary or site extent larger. No new development to be located in any areas shown to be at risk of flooding. No culverting for land gain.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	+ proposal will help safeguard a national, local conservation or geodiversity site	Much of site is farmland with very few hedgerows or trees. Potential to increase vegetation on site and create nore habitats and increase range of bioiversity on site.	Provide a range of green infrastructure components.	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC and Dornoch Firth and Loch Fleet Ramsar	Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth SSSI although unlikely that development on this site would have an impact on SSSI		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Near semi natural woodland and TPOs on eastern flank of site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	+ proposal will help safeguard a national, local conservation or geodiversity site	A carefully designed, masterplanned development has the potential to create wildlife corridors in site and provide greater connectivity with wider countryside. Watercourse runnnig through the site and tree belts provide connectivity.		+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Sloping site, with some natural landform shelter	Provide shelterbelt planting and orientate houses to maximise solar gain	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	- Proposal will put existing road network under strain		Upgrading of the Embo Road including widening to 5.5 metres and provision of a 2 metre wide footway	++ Proposal would improve capacity on existing road network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	++ development will make a significant contribution to sustaining local services	Capacity in Dornoch Academy and Dornoch Primary School		++ development will make a significant contribution to sustaining local services
9a	0 Potential minor constraint that can be mitigated	Overhead lines on site	Setback from overhead lines	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity. Extensive on site connections would be required for mixed use.	All development should connect to the public sewer.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Existing agricultural land not used formally as open space		+ Improves/enhances green network connectivity, existing open space or key access network

10b	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	Open space will need considered in context of HRA to limit the scope for disturbing/damaging recreational pressure on the coastal SAC/SPA interests.	Capacity of 250 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space		Provides links east	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Some core paths near site.	Ensure footpath links to town centre	+ Improves/enhances green network connectivity, existing open space or key access network

10e	+ Improves/enhances green network connectivity, existing open space or key access network	Masterplan provides for open space and new planting.	Consider active travel linkages to towards to the school	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	3.2 quality land, which is comparatively good agricultural land for the area.		-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land

13a	- Will cause an increased amount of waste going to landfill	Large scale development	provide recycling facilities on site	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities near site		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Proximity of Dornoch Firth NSA but unlikely to have any impact on it		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Site forms part of the entrance to Dornoch from the north. With SDA and existing allocation. Masterplan suggests a phased development.	High quality masterplanned development which takes consideration of the esker landform and existing field pattern and links development to rest of Dornoch	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Site is very prominent from Embo Road and Poles Road	Sensitive layout and design of housing to reflect existing buildings in Dornoch and adjacent Conservation Area. Development will need to be visually contained. A high quality gateway should be created on the northern approach.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Will not affect Dornoch Cathedral graveyard		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Several HER on site and surrounding site. Two cists on site	Any archaeological remains must be recorded. Exclusion zone around cists.	Any archaeological remains must be recorded. Exclusion zone around cists.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Adjacent to a B and C listed building but impact should be minimal due to topography		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Southern end of site is adjacent to Dornoch's Conservation Area	High quality masterplanned development which takes consideration of and protects, and where necessary retains the key cultural heritage elements of the site.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Site is very prominent from Embo Road and Poles Road		X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable		r	x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known existing water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Site is 4.2 ha but only a small park will be sued for buildings. The remainder is football pitch/open space		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Adjacent to pluvial flooding but no risk indicated on site	Drainage Impact Assessment Required at Planning Application Stage to address Pluvial Flood Risk	+ Provision of SUDS or flood management plan could address local flooding issues
4a	x Not Applicable	Not near coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC and Dornoch Firth and Loch Fleet Ramsar	Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth SSSI so drainage and disturbance could be an issue		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Connectivity to wildlife appears to be limited across the site. No visible habitat connections present on site visit.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site	Orientate community centre to benefit from solar gain, provide shelterbelt planting	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	+ Opportunity to improve local access issues	Existing access from Meadows Park Road is not appropriate as a future development access.		+ Opportunity to improve local access issues

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Existing football pitch and community greenspace		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A	Community use, not housing		X N/A
9a	0 Potential minor constraint that can be mitigated	No electricity pylons on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	+ Improves/enhances green network connectivity, existing open space or key access network	Will improve on existing community facility, football pitch is being retained and majority of site will remain as greenspace		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space	Improves on existing greenspace rather than creating more		0 There will be no net increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space		Encourage and maintain existing pedestrian links to surrounding built up area	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	No core paths but several pedestrian paths around site		0 Utilises or is in close proximity to existing connections
10e	+ Improves/enhances green network connectivity, existing open space or key access network	There is potential to provide pedestrian linkages from new housing developments to the west and developments to the east		+ Improves/enhances green network connectivity, existing open space or key access network

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Existing Highland Games building and football club changing rooms - changing rooms will remain		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Majority of site 4.1 quality, small area of 5.2 quality - not high quality agricultural land		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill		Local recycling facilities provided on site	+ Will facilitate sustainable waste management at a local scale

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not allocated for business or industrial use		X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Close to Dornoch Firth NSA. Need to avoid creating an indefinate edge to Dornoch with its open expanse to the Firth. New building will beed to establish a relationship with the settlement	A carefully designed development has the potential to minimise negative impact on the character of the wider landscape and NSA designation	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Sutherland Landscape Capacity Study designates part of the site as potentially unsuitable for development due to value of the landscape value. However proposed building is outwith this area. In SDA and already some buildings on site.	Sensitive development of site required; high quality design; appropriate scale.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Proposed community centre will be adjacent to existing built up area so it should establish a relationship with the settlement.	High quality design	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Dornoch Cathedral Graveyard will not be affected		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b	HER on site and surrounding area. Potential for more archaeological finds to be on site	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	No listed building on or adjacent to site		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Proposed community centre will be adjacent to existing built up area so it should establish a relationship with the settlement.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: DN06 Adjacent to Dornoch Academy
Settlement: Dornoch
Site size (ha): 1.5

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Some surface water flooding nearby, however proposed use for site is carparking		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Site not on coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The sides of the site which run along the school boundary have mature vegetation. This vegetation currently backs onto open countryside.	Retain existing mature vegetation along boundary with school. Provide landscaping with tree planting along outer perimeters to establish a structured edge.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC and Dornoch Firth and Loch Fleet Ramsar. No watercourses on site	May require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth SSSI. Additional carparknig for school		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey may need to accompany a planning application.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The sides of the site which run along the school boundary have mature vegetation them. This vegetation currently backs onto open countryside	Retain existing mature vegetation along boundary with school. Establish additonal belts of trees on outer boundary using native species.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Carparking		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommod ated by existing Road Network		No direct access from public road. Review 20mph and 30mph speed limits and consdier amending the extent. Safe Route to School audit required.	0 Proposal would be easily accommoda ted by existing Road Network
7b	?? Unknown			?? Unknown
8a	0 Proposal within reasonable distance to limited local services/tra nsport connection s			0 Proposal within reasonable distance to limited local services/tra nsport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated	Overhead line crosses site	Setback from overhead lines	0 Potential minor constraint that can be mitigated
9b	X the site use proposed does not require a connection	Carparking so does not require connection.		X the site use proposed does not require a connection
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Carparking - not suitable to encourage open space use for safety reasons	Provide cycle parking	0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections		Retain existing mature vegetation along boundary with school.	0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections		Ensure pedestrian connection to school grounds.	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Provision of Safer Routes to School	Provide cycle parking	0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	3.2 quality land - whilst not high qaulity agricultural land, it is good land for the area		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill		Potential to locate recycling facilities within carpark	+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not proposed for business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Proximity to Dornoch Firth NSA	Sensitive development of site required; high quality design.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Outwith SDA. Arrival point into Dornoch.	Sensitive landscaping and boundary planting to reduce impact on settlement setting	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	- proposal would be visually intrusive in wider general scenery	Extension of school grounds	Provide boundary landscaping	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Two HER adjacent to site			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Extension of school grounds		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	No watercourse on site		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	x Not Applicable	Not at coast		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Existing development on site, any further development will consolidate use of site		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth SAC	Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC. All development should connect to public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Development already on site		0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain trees around the boundary	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network	Site already in use. Road infrastructure in place.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Existing access could be used		0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Any further development would consolidate site		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A	Business use		X N/A

9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity. Site bounded on four sides by existing sewerage infrastructure serving other customers.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Site already served by footpaths		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections		Site should link to Meadows or future developed site south/east at least for pedestrian users	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present
11c	X No Greenfield Land	Site already developed		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Existing buildings on site which could be re-used if they become vacant		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Existing development on site		X not applicable to type or location of development
12b	X not applicable to type or location of development	Existing development on site		X not applicable to type or location of development

13a	O No significant impact on the amount of waste going to landfill		Maintain recycling facilities already on site	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Proximity to Dornoch Firth NSA		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA, allocated site. Further development on site would help finsih off the appearanc eof the site		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b	Historic Environment Records within and surrounding site.	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Craigroy Burn to north west of site is classed as good; No watercourse on site		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Craigroy Burn to north west of site provides water to Balblair Distillery.	Ensure no adverse impact on water quality from run off, discharges or pollution. Development proposals should not have a negative impact on local water supply.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Near Dornoch Firth and Morrich More SAC, Dornoch Firth and Loch Fleet SPA and Dornoch Firth and Loch Fleet Ramsar site.	In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application. Development should connect to public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Near Dornoch Firth SSSI		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Trees alongside railway line should be safeguarded	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc		Provide shelter belt vegetation	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network		Traffic calming on Station Road.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections

8b	+ development could help sustain existing services	Edderton Primary School and Tain Royal Academy both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Limited waste water treatment capacity. Significant sewer extension required to connect to public network.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Undeveloped land but not currently used as formal open space	Publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections		Extend footpath from village up to site	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Site undeveloped		X N/A no brownfield land onsite
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	No potentially contaminative sources on site however within 250m there are two former refuse tips to the north	Site history to confirm when nearby refuse tips ceased operating	0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of developme nt	Podzol soil present		X not applicable to type or location of developmen t
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Most of site is not classed as good agricultural land. Bottom south east corner is classed as 3.1 and bottom south west corner as 3.2		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill	Unlikely to be large enough to merit local recycling facilities on site		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Not proposed for business or industrial use		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Adjacent to Dornoch Firth NSA.	Sensitive design, landscaping and planting to reduce impact on NSA	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA but not an allocated site		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	- proposal would be visually intrusive in wider general scenery		Sensitive design, landscaping and planting to reduce impact on NSA	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting	North west corner of site is location of Carriblair stone circle and cist. Access to site is a particular issue.	Sensitive siting and access to site required taking account of Scheduled Monument in north west of site.	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	No watercourse on site		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Craigroy Burn supplies water to Balblair Distillery	Ensure no adverse impact on water quality from run off, discharges or pollution; developer should demonstrate that proposals will not negatively impact on local water supply.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel		Potential to encourage active travel. Some business and community uses	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Near Dornoch Firth and Loch Fleet SPA, Dornoch Firth and Morrich More SAC and Dornoch Firth and Loch Fleet Ramsar site	Developments should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Near Dornoch Firth SSSI		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species		In so far as otters are a qualifying interest of the nearby SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Scope for some habitat creation as part of the site	Shelterbelt tree planting along western boundary	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	West facing site	Provide shelter belt planting	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Phasing may make it difficult to achieve speed reduction.	Frontage access on A836 requires traffic calming and careful design to achieve reduced speed limit of 30mph. Frontage access onto Station Road acceptable provided no on-street parking.	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Beside bus stop with buses to Dornoch and Tain		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Edderton Primary School and Tain Royal Academy both have capacity		+ development could help sustain existing services
9a	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines pass through site. Distillery water pipeline passes through both north and south sites.	Ensure distillery pipeline is not affected. Create pedestrian /cycle route around pipeline.	0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Limited waste water treatment capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space		Create permanent community play field and pedestrian/cycle links through site connecting to rest of village	+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space			+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	0 Utilises or is in close proximity to existing connections	Adjacent to national cycle network route. Footpath links around site	Active Travel links required.	0 Utilises or is in close proximity to existing connections
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Link site into surrounding network of roads, tracks and paths	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	- Potentially contaminated land or small amount of contaminated soil identified on site		Historical refuse tip 250 m to north so site history would be requested with planning application.	0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land		Retain parts of site as open space which can be used by the community	- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Most of land is 3.2		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill		Community recycling facilities where appropriate	+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not allocated for business or indutrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Near Dornoch Firth NSA		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Logical westwards expansion of village, flat site. Within SDA, rounds off settlement.	Sensitive landscaping and planting to reduce impact on settlement setting.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Could block views from A836 to scheduled monument. Is a visible gateway site to Edderton from the north.	Sensitive landscaping and planting to reduce impact on settlement setting.	0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting	Views of Clach Chairidh symbol stone (Scheduled Monument) could be lost. Carrieblair stone circle and cist is to north east of existing site H1 but on the opposite side of Station Road.	Careful design required. Open space around stone (buffer), no development which would encroach the line of site from the stone circle and symbol stone to to the hills to the west and south west.	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting
16b		Full archaeological survey required.	Full archaeological survey required.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Could block views from A836 to scheduled monument. Is a visible gateway site to Edderton from the north.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	No current formal access to symbol stone	Potential for increased interpretation.Development could bring about better access/safeguarding.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

Proposed Plan Site Name: ET03 Adjacent to Glebe Cottage
Settlement: Edderton
Site size (ha): 0.4

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Small watercourse at western boundary, but not RBMP		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse at western boundary	Retain and integrate watercourses as natural features within development	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Potential flood risk from small water course along west boundary of site	Flood risk assessment required and no new development should be located in the area shown to be at risk of flooding	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain trees in site layout to provide stepping stones for wildlife	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- development of the site would have a minor negative effect on a Natura 2000 site	Near Dornoch Firth and Loch Fleet Ramsar, Dornoch Firth and Loch Fleet SPA, Dornoch Firth and Morrich More SAC.	In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application. Development should connect to public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Near Dornoch Firth SSSI.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some tres on site although not ancient woodland		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Trees on site	In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application. Species survey should be carried out.	0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain trees in site layout to provide stepping stones for wildlife	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	South east facing site		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	If site is used for workplace homes, potential for school age children to be living there. Edderton Primary School and Tain Royal Academy both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Limited waste water treatment capacity. Numerous underground service pipes surrounding site boundary.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Unllikely to meet threshold for providing open space		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Core path through site	Maintain access to core path	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Land undeveloped		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land

11d	X No Greenfield Land	No existing structure son site		X No Greenfield Land
12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	3.2 quality agricultural land.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable for local recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Adjacent to Dornoch Firth NSA	Sensitive siting and design	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation	Sensitive landscaping and planting to reduce impact on settlement setting	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Visible from main road on the approach to Edderton	Sensitive landscaping and planting to reduce impact on settlement setting. Retain trees in site layout. New boundary planting of appropriate species.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Several Historic Environme nt Record sites nearby but not on site			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Adjacent to C listed building		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Visible from main road on the approach to Edderton		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Housing capacity of 10 units		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Record of water running down hill to Rhives Rd and Back Rd. From the historical flooding records there may be an issue with blocked/undersized culverts in the area.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Tree belt in south west of site, it's removal could impact on these interests	Retain some of the tree belt/vegetation or if removed provide compensatory planting on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	proximity to Moray Firth SAC	All development should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some trees on south west of site which falls away steeply	Retain existing trees on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	0 Unlikely to be any impact on protected species		Species survey may be required if any trees felled	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Railway line along northern boundary is a barrier. Trees appear to form a link with other belts of trees to west and east, providing habitat connectivity.	Retain existing trees on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Site is on an elevated position, flat, apart from south west which slopes away steeply. Shelter on three sites from housing and the railway line to the north.	Orientate houses to benefit fom solar gain	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	?? Unknown		Access to be taken from Woodland Way.	?? Unknown

7b	0 Proposal in close proximity to utilise existing connections and access			+ Opportunity to improve local access issues
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Within walking distance of a bus route and schools		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Golspie High School and Golspie Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines to north of site		0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Existing greenfield but not used as formal open space		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 10 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Connect to open space to the south east	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections	Footpath link already exists to site boundary. Site constrianed to north by railway line and by slope to south west	Provide extension to existing pedestrian access at adjacent housing on eastern boundary	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	No information available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not intended for business or industrial uses		X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDA, existing allocation. Sutherland Landscape Capacity Studt shows this site as an area for potential housing.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	0 proposal would not be visually intrusive	Mostly surrounded by housing	Keep house heights similar to surrounding housing to prevent skylining	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t
16c	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features		Be aware of B Listed Fountain nearby	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16e	X Not applicable to type or location of developme nt	Mostly surrounded by housing		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No watercourse on site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No water supplies noted within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Record of road under railway flooded. Previous consultations for the area have no indication of flooding and it is not within the flood map		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Trees on part of northern end of site	Investigate potential to keep some trees on site or if these are removed some replacement planting on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	proximity to Moray Firth SAC	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Adjacent to semi natural woodland. Trees on part of northern end of site	Set back development from semi natural woodland.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Adjacent to semi natural woodland. Trees on part of northern end of site. Removal of trees on site could have impact.	Retain some of the existing trees on site, extend the treebelt eastwards with new planting of appropriate species, to provide a wildlife corridor between the open countryside the nearby semi natural woodland	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Surrounded on west and south by housing and forest to the east		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	No existing or direct access to site. Access to site may be difficult to achieve due to boundary constrainsts. Previous planning application proposed demolition of an existing house to provide an access route.		+ Opportunity to improve local access issues

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Near bus route and within wlaking distance to shops		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Golspie High School and Golspie Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines run along south and west of site	Set back from overhead line	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity	All development should connect to public sewer.	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 34 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space		Provide connectivity between open space and the woodland area and paths to the east.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Near a core path.	Footpath provision at Sibell Road brae	+ Improves/enhances green network connectivity, existing open space or key access network

10e	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	Information not available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources		Investigate use of any forest waste	+ Will encourage sustainable use of natural resources at a local level
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Neither business or industrial uses intended for site		X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDA and existing allocation, Sutherland Landscape Capacity Study identifies this as an area for potential housing.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	0 proposal would not be visually intrusive	Site is almost "hidden" behind existing housing	Keep building height similar to surrounding houses	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Site is almost "hidden" behind existing housing		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: GP03 Drummuie
Settlement: Golspie
Site size (ha): 17.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Number of small watercourses running along boundaries of site	Provide buffers to watercourses	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport			+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Number of small watercourses running along boundaries of site. Part of this site may be at risk of flooding from a watercourse.	Flood risk assessment required and no new developments should be located in the area shown to be at risk o flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Much of site already developed		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	proximity of Moray Firth SAC	All development should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	A9 TPOs along roadside edge of site. Benvraggie Long established wood surrounds the remainder of site. Much of site already developed.	Ensure development is set back from woodland	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Ensure greenspace element of the development link to the surrounding woodland.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Woodland provides shelter. South facing sloping site. Council building provides some shelter to land behind it.	Ensure any buildings are positioned to take advantage of solar gain	++ Sheltered by topography and vegetation, south facing, gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Entrance from A9 already improved		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Within walking distance of Golspie centre, footpath link		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Housing development already on eastern side of site.Golspie High School and Golspie Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines cross site	Set back from overhead lines	0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 150 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space		Links to forest should be considered where appropriate as opposed to just relying on Queens Drive, Wind Farm Track	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	+ Improves/enhances green network connectivity, existing open space or key access network	Core path runs through site and new cycle path has been developed		+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Majority of brownfield has already been developed		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land

11d	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings	Development already happened at Technical School		++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt	Remaining undeveloped land is classed as 4.2 so not prime agricultural ground		X not applicable to type or location of developmen t
13a	+ Will facilitate sustainable waste manageme nt at a local scale		Potential for recycling facilities to be provided on site	+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t

13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and current allocation. Historical grouping of buildings on site. Eastern end of site which is most unsuitable for development due to landscape value, is already developed.	Landscaping and planting to provide screening at gateway to settlement	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Prominent listed buildings already visible	Landscaping and planting to provide screening at gateway to settlement	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Two HER sites within site			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Two B listed buildings within site. Both listed buildings have been redeveloped		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt	Prominent listed buildings already visible		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Existing listed buildings already in use		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Golspie Burn has good status		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Small risk of pluvial flooding	Flood risk assessment may need to be submitted with a planning application. Drainage impact assessment required at Planning application stage to address pluvial flood risk.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC	All development should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site lying vacant, adjacent to open space and in close proximty to wider countryside	Maintain/create open space	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site, open aspect to east		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Goslpie Primary School and Golspie High School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity. Underground pipework within site.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		If housing on site then publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Sits between two areas of open space	Ensure pedestrian connections to two adjacent areas of open space - ensure there is access to the school entrance	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Site is surrounded by existing footpaths		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	.	Provide link to open space to the east of the site	+ Improves/enhances green network connectivity, existing open space or key access network

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Former building has been demolished		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present
11c	X No Greenfield Land	Previosuly developed land		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Former building has been demolished		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Site was previously developed		X not applicable to type or location of development
12b	X not applicable to type or location of development	Site was previously developed		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources	Former building on site has already been demolished		O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA, allocated site		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Current derelict site which is fenced off from surrounding area		+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Some nearby Historic Environment Records			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		Have regard to adjacent listed buildings and their setting	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Current derelict site which is fenced off from surrounding area		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: GP05 Rhives
Settlement: Golspie
Site size (ha): 3.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No waterbodies on site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport			+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Small areas of sites may be at risk from surface water flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC	All development related to discharge of foul water, should be connected to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	North of sites lies adjacent to ancient and long established woodland and Benvraggie semi natural woodland.	Keep development back from woodland	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Ensure some open space has vegetation to provide greater connectivity to adjacent woodland. Screen planting at boundaries of approriate species.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Gradually south facing sloping site which becomes flat at southern end so opportunities for solar gain	Encourage planting belts	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Single carriageway	New passing place and Rhives Road and traffic management plan required	- Proposal will put existing road network under strain
7b	-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site	Access constrained by height restriction at railway bridge		-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A	For tourist related facilities, presumption against housing		X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	+ Improves/enhances green network connectivity, existing open space or key access network	Encourages more access to mountain bike trails		+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	Caravan/camping site will create usuable open space		+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space			+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Adjacent to mountain bike trails and a core path	Provide a link through the west of site to the start of the hill track	+ Improves/enhances green network connectivity, existing open space or key access network

10e	+ Improves/enhances green network connectivity, existing open space or key access network		Provide links into woodland paths and tracks	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	Information not available		?? Unknown
13a	+ Will facilitate sustainable waste management at a local scale		Provide recycling facilities on caravan site	+ Will facilitate sustainable waste management at a local scale

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not intended for business or industrial uses		X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and a current allocation in Sutherland Local Plan. Sutherland Landscape Capacity Study indicates area as unsuitable for development due to landscape value. However intended use would be limited to caravan/camping and associated uses.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Proposal is generally hidden by the railway line		0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Adjacent to Chambered Cairn	Design of site should address any potential impact on the setting of the chambered cairn	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Few HER sites nearby			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Adjacent to B Listed Rhives House	Design of site should address any potential impact on the setting of the listed building	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Proposal is generally hidden by the railway line		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Mountain Bike trails already go past Chambered Cairn		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: GP06 Golspie Business Park
Settlement: Golspie
Site size (ha): 2.4

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source			0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse adjacent to site which appears to be culverted under railway line	Provide buffer to watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Potential risk of fluvial flooding. Small watercourse along the boundary appears to be culverted under the railway.	Flood risk assessment required and no new development should be located in areas shown to be at flrisk of flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC	All development should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc		Ensure buildings are orientated to make best use of solar gain	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A

9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	In close proximity to core paths		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	0 Scale or type of proposal unlikely to effect brownfield land	Parts of site already developed		0 Scale or type of proposal unlikely to effect brownfield land
11b	X No contamination present			X No contamination present
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land	Parts of site already developed		0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Buildings already on site but none are currently vacant		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development

12b	X not applicable to type or location of developme nt	The southern third of the site is 3.1 and the rest is 3.2, however site is already partially developed		X not applicable to type or location of developmen t
13a	+ Will facilitate sustainable waste manageme nt at a local scale	Some recycling facilities on site		+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources	Buildings on site are currently in use		O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA and a current allocation		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Already partially developed. Point of entry into Golspie from the south.	Provide more landscaping	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Already partially developed. Point of entry into Golspie from the south.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	River Thurso rated as Good		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	River Thurso is to the south of the site but it unlikely to be afffected by the development.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open grass fields which are unlikely to have a high ecological value		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- development of the site would have a minor negative effect on a Natura 2000 site	Close proximity to River Thurso SAC	Need to safeguard water quality	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	Open grass fields which have limited ecological value. Otters may be present.	Need for otter survey	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Housing development to the east, north and west. Proximity to the river means potential habitat connectivity.	buffer zone between housing and the river environs	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Gentle slope southwards towards the river.		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Small children's play park included as part of the planning permission.		+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space			+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	Conditions attached to permission for applicant to submit plans for footpath connections		+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	+ Improves/enhances green network connectivity, existing open space or key access network	Conditions attached to permission for applicant to submit plans for footpath connections		+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development			X not applicable to type or location of development

12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Incremental development to the north east has meant that the site may now be considered as infill.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Parts of the site may be at risk of flooding from a small watercourse.	FRA may be required and that no development should be located in the area shown to be at risk of flooding	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some pockets of mature woodland to the west which is may support wildlife. Much of the site is adjacent to Moss of Halkirk which is peaty and likely to contain wetlands.	vegetation survey may be required of the site and surrounding area and the mitigation measures to protect surrounding wetland habitats outlined	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Field drain adjoining site runs into River Thurso SAC	Connection to public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Some pockets of mature woodland to the west	Ensure mature trees are safeguarded where necessary	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Bats may be present in the trees	Bat survey may be required.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Some pockets of mature woodland to the west and field drain may provide connectivity benefits.	Ensure mature trees are safeguarded where necessary and vegetation is enhanced to the west of the site.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	- Proposal will put existing road network under strain	Limited space and scope to build adopted road and poor access onto Bridge Street.	Requirement for shared access onto Bridge Street.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A

9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	X Not applicable			X Not applicable
10b	X Not applicable			X Not applicable
10c	X Not applicable			X Not applicable
10d	X Not applicable			X Not applicable
10e	X Not applicable			X Not applicable
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Some brownfield land which could be brought back into more productive use.		+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	It is noted that part of this site is labelled ' former workshop'. Potential for contaminted land to be present.	Contamination survey may be required	+ Will remediate minor contamination or small scale contamination onsite
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Some derelict buildings which could be demolosihed.		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	- Minor disturbance of carbon rich soils/wetlands	Much of the site is adjacent to Moss of Halkirk which is peaty and likely to contain wetlands.	Vegetation survey may be required of the site and surrounding area and the mitigation measures to protect surrounding wetland habitats outlined.	0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Development in Halkirk would be better located within the natural infil sites. Existing SDA appears to be set to restrict development in this location.	Boundaries be defined with local stone walls and mature trees retained.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	If development was poorly sited and designed then it could be detrimental to the character of the village.	High standard of siting and design required.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				X Not applicable to type or location of development
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	If development was poorly sited and designed then it could be detrimental to the character of the village.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	X Not applicable to type or location of development			X Not applicable to type or location of development

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	River Thurso - Loch More to sea (rated Good)		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The site adjoins the River Thurso.	Setback from the river would be required for flooding issues and to maintain the stability of the river bank.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	River Thurso flows along north boundary of the site and may be a potential cause of flood risk. Pluvial flood risk identified at site, drainage is a matter for the LA.	FRA may be needed depending on site layout.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Agricultural field used for grazing which is unlikely to support much biodiversity.	Setbacks from the river could allow for positive environment design which could support greater biodiversity.	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	River Thurso SAC which supports Altantic Salmon	Ensure no run off into the river. Connection to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Otters may be present alongside the river.	Otter survey in view of riverside location	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Alluvial/Brown earths/Gleys		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	The river bank is likely used as a wildlife corridor.	Setback from the river. Maintain a suitable buffer between development and river bank to maintain its value as a corridor for wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Sheltered on most sides from vegetation and existing development.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	- Proposal would result in minor loss in open space	Shown as amenity land within the Caithness Local Plan but access is limited.	In line with the Council's Open Space in New Residential Development Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections		Potential to improve access to the river area.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Potential to improve access to the river area.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development	Alluvial/Brown earths/Gleys		X not applicable to type or location of development
12b	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	All of the site is 3.2 rated.		-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Highly visible on the entry to the village from the east amd from the river. However Abbey House (Manse?) provides a distinct boundary to the village to the east.	Development which complements the tradtional form of Halkirk could be accommodated within this site. Must consider setting of church, burial ground and manse. Needs to conform to these in terms of setting as well as traditional layout of Halkirk.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Highly visible on the entry to the village from the east. However Abbey House (Manse?) provides a distinct boundary to the village to the east.	Development which complements the tradtional form of Halkirk could be accommodated within this site. Must consider setting of church, burial ground and manse. Needs to conform to these in terms of setting as well as traditional layout of Halkirk.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	Old Parish Church which is B-Lised adjoins the site.	Development which complements the old parish church could be accommodated within this site.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt	Highly visible on the entry to the village from the east. However Abbey House (Manse?) provides a distinct boundary to the village to the east.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Proposed Plan Site Name: HK04: South West of Ulbster Arms Hotel
Settlement: Halkirk
Site size (ha): 0.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Flood risk from a small water course along west boundary of site and the River Thurso which may be potential causes of flood risk. Pluvial flood risk identified at site, drainage is a matter for the LA.	Developer Requirement for an FRA and that no development should be located in the area shown to be at risk of flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Backland site which is mainly built out with a small area of vacant land. Some mature coniferous trees.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Near to the River Thurso SAC	connection to public sewer to safeguard water quality	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The area is not likely to support much wildlife.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Limited space and scope to build adopted road and poor access onto Bridge Street.	Requirement for shared access onto Bridge Street	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Taj Mahal takeaway/restaurant is a former garage	A site investigation may be required if it is to be redeveloped.	0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Redevelopment of existing poor quality chalets.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Development in Halkirk would be better located within the natural infil sites. Existing SDA appears to be set to restrict development in this location.	Boundaries be defined with local stone walls	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	- proposal would be visually intrusive in wider general scenery	If development was poorly sited and designed then it could be detrimental to the character of the village.	High standard of siting and design required.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				X Not applicable to type or location of development
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	If development was poorly sited and designed then it could be detrimental to the character of the village.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	X Not applicable to type or location of development			X Not applicable to type or location of development

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car			- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing industrial site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Existing industrial site. No derelict buildings etc.		0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	+ Opportunity to improve local access issues	Potential to alter entrance from Sinclair Lane to Camilla Street		+ Opportunity to improve local access issues
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	X Not applicable			X Not applicable
10b	X Not applicable			X Not applicable
10c	X Not applicable			X Not applicable
10d	X Not applicable			X Not applicable
10e	X Not applicable			X Not applicable
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Existing industrial site		+ Minor redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land			X No Greenfield Land

11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Little change expected to what is there at present.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Little change expected to what is there at present.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Little change expected to what is there at present.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams rivers lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel	Small development potential of 5 houses, previous consent for 4 houses granted in 2005.		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified floodrisk area, and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Due to building being derelict, some potential for impact to important species e.g. Bats.	Prior to any development commencing bat species/ habitat surveys could be undertaken and mitigation strategies devised.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Moray Firth SAC at coast (approx. 350m from site).	Connection to public sewer to safeguard Moray Firth SAC	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological) nearby (approx. 350m from site).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Mature trees on site to be retained		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Due to building being derelict, potential for impact to important species e.g. Bats.	Prior to any development commencing bat survey and related mitigation plans undertaken	0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site on an elevated position but within existing built up settlement.	Planting scheme to improve shelter.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Access improvements from site to main road (A9) necessary.	Access improvements from site to main road (A9) necessary.	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Site is in exisiting built up settlement with good access to existing path network.		0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated		Development should connect to public sewer. Site within existing development connected to utilities. No bad neighbours near site, over head pylons within approx. 100m of site.	0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site		Ensure connection to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Proposal for 5 houses but size and nature of development unlikely to have substantial effect on open space.		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	X Not applicable			X Not applicable
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings	Redevelopment of vacant church building and improvement to surrounding garden grounds.		++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
11b	X No contaminat ion present	Humus-iron podzols of Boyndie series.		X No contaminati on present
11c	X No Greenfield Land			X No Greenfield Land
11d	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings			++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	"P:\3_Caithness and Sutherland LDP\2 Main Issues Report\Draft MIR\Back End MIR\MIR_Site Referencing.xlsx"		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	within existing SDA		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes

14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within existing SDA, with good pedestrain, road and public transport connectivity. SNH Sutherland Landscape Capacity Study identifies site as 'Mixed style closely spaced houses'	Sensitive conversion likely to benefit adjacent Listed Buildings.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Sensitive conversion of otherwise vacant church building and surrounding grounds would benefit the general streetscape.	Sensitive conversion likely to benefit adjacent Listed Buildings.	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Listed on rcahms site here: http://canmore.rcahms.gov.uk/en/site/7472/details/helmsdale+stafford+street+st+john+s+church/?date=desc		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	Site is adjacent to two Category B listed buildings (former Church of Scotland Manse). The Listed building buffers intersect the eastern edge of the site.	Awareness of proximity of site to listed building buffers. Consideration afforded to development, including vehicle access improvements.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Sensitive conversion of otherwise vacant church building and surrounding grounds would benefit the general streetscape.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	+ Renovation /regenerati on of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environme nt and or minor enhanceme nt of the setting of a historic building	Site is a HER listed monument and is on the Buildings at Risk Register, scored as being in fair condition.	Sympathetic conversion benefit the building and its historical interests.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			?? Unknown
1b	x Not Applicable	No ditches, streams, rivers, lochs o the sea on or directly adjacent to site		x Not Applicable
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Allocation for 40 houses.		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Low-likelihood Pluvial Floodrisk (1 in 200 year return period) at 2 small points (< 5 pixels at ~ 1:1000 scale) on southern edge of site extending to south beyond site boundary.	Connection to public sewer.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Development of site from decrofted agricultural land, adjacent to similar land well connected to area of heath and scrub.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Moray Firth SAC at coast (approx. 300m from site).	Connection to public sewer to safeguard Moray Firth SAC	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological) nearby (approx. 300m from site).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological) nearby (approx. 300m from site).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Development of site from decrofted agricultural land, adjacent to similar land well connected to area of heath and scrub.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Site is on flat low lying land with open southerly aspect, sheltered to west by existing development.	Sensitive siting and design, landscaping and planting could improve shelter.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Presumption against new trunk road junctions onto A9.	Presumption against new trunk road junctions onto A9 would require access by improved local road network.	++ Proposal would improve capacity on existing road network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Access via existing development to west. Consideration should be afforded to capacity of existing road network.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead electricity cables and underground water infrastructure cross site.	Enable connection to existing infrastructure.	+ Scale of the proposal will address some localised constraints

9b	0 Public water/waste water and mains connection available on site or within 200m of the site		Water and waste water pipes cross site N to S.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Development of decrofted agricultural land (1.4 ha).	Sensitive siting and design, landscaping and planting to enhance landscape setting.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Site access possible from existing footpath and road infrastructure.		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections		Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present	No sources onsite. Offsite within 250m of former Helmsdale Refuse Tip (SU-WDS-1002). Dev site lies above elevation, unlikely at risk from any offsite gas migration (as per Planning Application 12/02355/FUL)		X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No Greenfield Land	No existing structures present		X No Greenfield Land
12a	X not applicable to type or location of development	Brown earths with humus-iron podzols of Countesswells series.		X not applicable to type or location of development

12b	X not applicable to type or location of developme nt	Development of mainly decrofted agricultural land (1.4 ha).	Development of mainly decrofted agricultural land (1.4 ha).	X not applicable to type or location of developmen t
13a	+ Will facilitate sustainable waste manageme nt at a local scale		Consideration should be afforded to requiring recycling facilities onsite.	+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes

14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Logical extension of existing settlement. SNH Sutherland Landscape Capacity Study identifies part of site as having potential for housing.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive		Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: HD03: Simpson Crescent
Settlement: Helmsdale
Site size (ha): 0.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site.		x Not Applicable
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Proposal for up to 20 houses		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	x Not Applicable			x Not Applicable
4a	x Not Applicable	Site within 70m of MHWS but elevated from coastline, other development and road infrastructure closer to seaward S side of site.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Moray Firth SAC 130m to south	Connection to public sewer to to safeguard Moray Firth SAC	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological interests)		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Otter may be present at coast	Close proximity to shore line, minor road at shore line, but otter survey required.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological interests)		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	site adjacent to existing settlement. Rough grassland, with footpaths bounding and bisecting site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Flat site with open S aspect. Partially exposed with some shelter to N from existing housing	Sensitive planting, landscaping and siting of housing could improve shelter.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Access to site through residential area or single track road to town centre.	Further consideration for access required, ad indicated by THC Roads response.	- Proposal will put existing road network under strain

7b	+ Opportunity to improve local access issues	Scope to improve footpaths for pedestrian access at S boundary of site. Highland Path Records surround the site. Several informal access across site for walking		+ Opportunity to improve local access issues
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Within 130m of GP/ Dentist. Within 500m of town centre facilities and 260m of bus routes.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Connections in close proximity to site, and existing development		0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Services onsite	Connection to public sewer required	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Developing site would lose some informal openspace adjacent to Highland Path Record footpaths.	Scope to improve and enhance paths and open space provision onsite.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		Scope to improve and enhance paths and useable open space provision onsite.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Scope to improve and enhance paths and useable open space provision onsite.	0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Highland Path Records bound and bisect the site.	Scope to improve access through site.	+ Improves/enhances green network connectivity, existing open space or key access network

10e	+ Improves/enhances green network connectivity, existing open space or key access network	Scope to improve and enhance paths and useable open space provision onsite.	Developer required to consider onsite and surrounding access network for enhancing and improving access and green infrastructure	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	No potential sources identified onsite however offsite, site lies within 250m of Helmsdale Refuse Tip (SU-WDS-1002). As site lies above elevation, it is unlikely that this site would be at risk from any offsite gas migration (as per 12/02355/FUL).		X N/A no brownfield land onsite
11b	X No contamination present	No potential sources identified onsite however offsite, site lies within 250m of Helmsdale Refuse Tip (SU-WDS-1002). As site lies above elevation, it is unlikely that this site would be at risk from any offsite gas migration (as per 12/02355/FUL).		X No contamination present
11c	- Small scale use of greenfield land	1.2Ha site of greenfield development	Sensitive siting, planting and landscaping to mitigate impact of loss of greenfield land.	- Small scale use of greenfield land

11d	X No opportunities to make use of brownfield land or remediate contaminated land	No existing structures/ contamination present		X No opportunities to make use of brownfield land or remediate contaminated land
12a	0 Scale or type of proposal unlikely to effect on soil or croft land	Site currently unused rough grass, unlikely to be used for grazing evidenced by lack of stock fencing and poor state of existing stock fencing.		0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Site currently unused rough grass, unlikely to be used for grazing evidenced by lack of stock fencing and poor state of existing stock fencing.		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill	up to 20 house development		O No significant impact on the amount of waste going to landfill
13b	- Will increase use of primary resources			- Will increase use of primary resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Site is within existing SDA and connects well with surrounding residential area. SNH landscape study identify this site as unsuitable due to value of scenic resource.	Any development would require careful consideration of the important amenity views from Simpson Crescent through careful siting, design and landscaping to minimise visual impacts.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Development could extend built forms in the settlement closer to coastal edge, and have impacts on key amenity views.	Any development would require careful consideration of the important amenity views from Simpson Crescent through careful siting, design and landscaping to minimise visual impacts.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	X Not applicable to type or location of developme nt	None present or nearby		X Not applicable to type or location of developmen t
16b	None present or nearby			X Not applicable to type or location of developmen t
16c	X Not applicable to type or location of developme nt	None present or nearby		X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt	None present or nearby		X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Development could extend built forms in the settlement closer to coastal edge, and have impacts on key amenity views.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt	None present or nearby		X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt	None present or nearby		X Not applicable to type or location of developmen t

16h	X Not applicable to type or location of developme nt	None present or nearby		X Not applicable to type or location of developmen t

Proposed Plan Site Name: HD04: Shore Street
Settlement: Helmsdale
Site size (ha): 0.9

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	RBMP named water body 'River Helmsdale Kinbrance Burn to sea' Good status		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate		No development west of the road. Any development to east of road must connect to public sewer	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport			+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	~50% of site at risk from flooding (fluvial & coastal). SEPA & Flood Risk Team note risks of site.	Flood Risk assessment required before any development can take place. Only interpretive/ recerational development west of road due to coastal and fluvial flood risk.	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Site at risk of coastal inundation, so at risk from coastal processes.		- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Moray Firth SAC at coast (approx. 200m from site).	connection to public sewer to safeguard Moray Firth SAC	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological) nearby (approx. 400m from site).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply

5e	0 Unlikely to be any impact on protected species		Any redevelopment of exisiting garage to include bat surveys. Any river works to include survey for otters.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological) nearby (approx. 400m from site).	New Timescape site has geological interpretation adjacent to site. Potential to extend this interpretation and link to old harbour use.	++ Proposal will improve connectivity between local, national conservation or geodiversity sites
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	May be some to important species, e.g. otters.	Any river works to include survey for otters. Maintain river margins as a corridor for wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	WSW facing site at foot of hill on flat site.		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Part of site in Harbour i.e. under water.	Part of site in Harbour i.e. under water.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Existing path and road network suitable for access.		0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	0 appropriate school capacity			0 appropriate school capacity

9a	0 Potential minor constraint that can be mitigated	Overhead cables along section of NE site boundary.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		all development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Southern end of site next to road bridge has small area of open space for amenity use (bench & planter).	Scope to improve & enhance amenity value of existing open space, links to footpath under road bridge to S.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space			0 There will be no net increase in open space

10c	0 Utilises or is in close proximity to existing connections		Scope to improve & enhance amenity value of existing open space, links to footpath under road bridge to S.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	+ Improves/enhances green network connectivity, existing open space or key access network	Improves connectivity between the harbours and the river side		+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Site includes a Garage (SU-GAR-1071) and Dockland (SU-DCK-1003)		+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Humus-iron podzols of Boyndie Series. Site includes a Garage (SU-GAR-1071) and Dockland (SU-DCK-1003)	Depending on use Site Investigation may be required.	- Potentially contaminated land or small amount of contaminated soil identified on site
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Reuse of garage and scope to afford protection/ interpretation to/of old harbour		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within existing SDA; existing allocation		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Helmsdale Old Harbour HER- noted as in poor condition due to construction of road bridge (http://her.highland.gov.uk/SingleResult.aspx?uid=MHG10151)	Mitigation may be required to afford protection to Helmsdale Old Harbour HER. Further development of site to improve interpretation of HER interest could improve historic environment.	Mitigation may be required to afford protection to Helmsdale Old Harbour HER. Further development of site to improve interpretation of HER interest could improve historic environment.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	A Listed Helmsdale Bridge to NW of site.	Mitigation may be required to afford protection to A Listed Helmsdale Bridge. The new Timescape facility is adjacent to bridge and has sensitively developed right next to Helmsdale Bridge. Risks posed by development therefore unlikely.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting		Mitigation may be required to afford protection to A Listed Helmsdale Bridge and Helmsdale Old Harbour HER. Further development of site to improve interpretation of HER interest could improve historic environment.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	+ Renovation /regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building		Mitigation may be required to afford protection to A Listed Helmsdale Bridge and Helmsdale Old Harbour HER. Further development of site to improve interpretation of HER interest could improve historic environment.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to site		x Not Applicable
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	1.4 ha industrial site	1.4 ha industrial site	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Site near (within 60m) very small area of pluvial (rain) flood risk.	Appropriate surfce water drainage required	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Development of site from decrofted agricultural land, adjacent to similar land connected to area of heath and scrub.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Moray Firth SAC at coast (approx. 300m from site).	Connection to Public Sewer to safeguard Moray Firth SAC	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological) nearby (approx. 300m from site).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological) nearby (approx. 300m from site).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Development of site from decrofted agricultural land, adjacent to similar land connected to area of heath and scrub.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site is on flat low lying land with open southerly aspect, sheltered to west by existing development.	Sensitive siting and design, landscaping and planting could improve shelter.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	- Proposal will put existing road network under strain	Presumption against new trunk road junctions onto A9 would require access by improved local road network. From Roads team: Currently no non-trunk adopted road serving this site. Access arrangements need further consideration.	Access via existing development to west. Consideration should be afforded to capacity of existing road network.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	North boundary of site on A9. Bus links & local facilities within walking distance of site.		0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated	Overhead electricity cables cross site.		0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Water and waste water pipes cross site N to S.	All development must connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	X Not applicable			X Not applicable
10b	X Not applicable			X Not applicable
10c	X Not applicable			X Not applicable
10d	0 Utilises or is in close proximity to existing connections	Site access possible from existing footpath and road infrastructure.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Sensitive siting and design, landscaping and planting to enhance landscape setting.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Development of decrofted agricultural land.		X N/A no brownfield land onsite

11b	X No contamination present	Brown earths with humus-iron podzols of Countesswells series.		X No contamination present
11c	-- Large-scale use of Greenfield land	Development of mainly decrofted agricultural land (1.4 ha).		-- Large-scale use of Greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development	Brown earths with humus-iron podzols of Countesswells series.		X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Development of decrofted agricultural land (1.4 ha).		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	+ Will facilitate sustainable waste management at a local scale	Capacity for onsite recycling depending on type of industries developing site.	Capacity for onsite recycling depending on type of industries developing site.	+ Will facilitate sustainable waste management at a local scale
13b	- Will increase use of primary resources	1.4 ha: will require primary resource use		- Will increase use of primary resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	SNH identify this site as having 'distinct linear pattern of crofts and/or housing'. Only a small eastern part of site is a croft. The site is a logical extension to the existing industrial area, within the SDA.	Site is a logical extension to existing industrial area, within existing SDA.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	- proposal would be visually intrusive in wider general scenery		Sensitive siting and design, landscaping and planting to enhance landscape setting and minimise visual intrusiveness.	0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development	Development of decrofted agricultural land.		X Not applicable to type or location of development
16b				X Not applicable to type or location of development
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

Proposed Plan Site Name: LA01: South West of Main Street
Settlement: Lairg
Site size (ha): 3.4

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Nearby River Shin was classed as having good ecological potential in 2008. River Shin has pressure from abstraction and is used by fresh water fish. Watercourse on site but not RBMP.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Watercourse on site.	Retain and integrate watercourse as a natural feature within the development.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site.		0 Development is unlikely to have any significant effects on any water bodies or water supply source

CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Allocated for 50 houses.	Ensure pedestrian linkages to Main Street to encourage active travel.	0 Small scale proposal 1-49 houses or less than 2ha of employmen t/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Adjacent to fluvial flood risk; site may be at risk from flooding.	Flood risk assessment required and no new development should be located in areas shown to be at risk from flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Mainly grassland	Provide more variety of vegetation on site	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide landscaping using a variety of vegetation, as part of the overall design layout and encourage linkages to mature trees on former Sutherland Arms site to create habitat areas and links.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Large site with some areas more sheltered than others due to undulating nature of land.	Development should make use of undulating landform to provide shelter.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access		Pedestrian access	0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co		Pedestrian access	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services	Capacity at Lairg Primary School and Golspie High School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines pass over eastern end of site	Set back from overhead lines	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Green field but not used as formal open space		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 50 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space

10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	Adjacent to football pitch and tennis courts	Ensure improved pedestrian access/links to football pitch and tennis courts.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Paths within site; adjacent to national cycle network route.	Retain paths within site, ensure pedestrian linkages to Main Street.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Masterplan for site should take into account development at adjacent LA03 Old Sutherland Arms site.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present

11c	-- Large-scale use of Greenfield land	Lareg expanse of green field with limited habitat diversity.		-- Large-scale use of Greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	?? Unknown	Information not available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Large site with potential for a lot of houses.	Consider possibility of providing recycling facilities on site.	+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not allocated for business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation	Masterplan required for site to ensure houses are carefully designed to fit with the undulating landform and not visually intrusive.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Sutherland Landscape Capacity Study designates the site area as potentially unsuitable for development due to value of the landscape resource	Masterplan required for site to ensure houses are carefully designed to fit with the undulating landform and not visually intrusive.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Adjacent to Historic Environment Record of Lairg Township	Any archaeological remains should be recorded.	Any archaeological remains should be recorded.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Sutherland Landscape Capacity Study designates the site area as potentially unsuitable for development due to value of the landscape resource		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	No watercourse on site		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Record of groundwater flooding and drainage/surface water flooding close to site however site is not located within an identified flood risk area and there is no history of flooding.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Mainly rough grassland	Increase variety of vegetation on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Adjacent to semi natural woodland (Gunns Plantation)	Provide buffer zone between trees and any development	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RIGS sites		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Increase variety of vegetation on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Partially sheltered by trees to the east. Fairly flat site. Open aspect to west and south for solar gain.		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Existing access point onto Main Street already used by housing to the south. Opportunity to improve access arrangements.		+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections	Footpath from site into centre of Lairg		0 Proposal within reasonable distance to limited local services/transport connections

8b	+ development could help sustain existing services	Capacity in Lairg Primary School and Golspie High School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No bad neighbours or electricty pylons on site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 7 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	Near core paths in Gunn's Plantation and to the north of the site		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Provide pedestrian link to woodland to the east	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
12b	?? Unknown	Information not available		?? Unknown

13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable to provide recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not a business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	0 proposal would not be visually intrusive	Entrance site to Lairg		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Potential for archaeological remains on site	Any archaeological remains must be recorded.	Any archaeological remains must be recorded.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt	Entrance site to Lairg		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Nearby River Shin was classed as having good ecological potential in 2008.River Shin has pressure from abstraction and is used by fresh water fish. No watercourse on site		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport			+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	The site is adjacent to Little Loch Shin, there has been no record of flooding at the site. The A836 which runs adjacent to the Loch and the site is partly within the extent of the flood map.	Flood Risk Assessment required and no new development should be located in the area shown to be at risk of flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently grassland	Introduce more variety of vegetation to site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity to River Oykel SAC	Development should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	TPOs on site.	Ensure any development does not affect TPOs. Retain as many trees as possible	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Mature trees on site which may contain bats	Bat/species survey required if any loss of mature trees	0 Unlikely to be any impact on protected species

5f	X N/A no designations apply	No GCR or RIGS on site		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Introduce more variety of vegetation to site, retain mature trees	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Partially exposed, elevated site, south and east facing for solar gain.	Provide shelter belts and retain trees on site	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Existing access from A839 is not suitable for further development without upgrading.		0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or developme nt co	Site right in the centre of Lairg.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or developmen t co
8b	+ developme nt could help sustain existing services	If housing is brought forward as part of any mixed use development, there is capacity at Lairg Primary School and Golspie High School.		+ developmen t could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines passing through site.		0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Any development should include open space.	+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space		A masterplan should be prepared for this site taking account of adjacent allocated land.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

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

11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Former Sutherland Arms Hotel has already been demolished.		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt	Previously developed land		X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt	Previously developed land		X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill		Provide local recycling facilities	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t

13d	X Not applicable to type or location of developme nt	Not allocated for business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation.	Sensitive siting and design	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Site used to former hotel building so history of development on site. Prominent entrance site to Lairg	Sensitive siting and design	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	With Historic Envirnment Record for Lairg Township. Several other Historic Environem nt Records on site	Any archaeological remains must be recorded.	Any archaeological remains must be recorded.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Site used to former hotel building so history of development on site. Prominent entrance site to Lairg		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Watercourse on boundary of site but not RBMP		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Watercourse on boundary of site	Retain and integrate watercourses as natural features within development	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	There may be potential flooding along northern edge of site. Record that surface water flooding caused by heavy rainfall overwhelming drainage system and of gardens in area being flooded from the small burn on boundary.	Flood risk assessment required and no new development should be located in areas shown to be at risk of flooding. Provide buffer between watercourse and any development.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide variety of vegetation on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Developments should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Non-inventory woodland on part of the site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Old buildings on site - potential for bats to be present. Trees may contain other species and watercourse along boundary may have otters.	Pre-determination bat survey, general species survey due to trees and potentially otter survey due to watercourse along boundary	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RIGS sites		X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Maintain corridors into adjacent wider countryside. Provide buffer between watercourse and any development.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Existing access into site.		+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	If housing on site. Lairg Primary School and Golspie High School both have capacity.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Electricity pylon to north and east of site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Existing core path on southern end of site	Maintain access to core path at southern end of site	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site		Assessment of potential contamination issues.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Previously developed land		X No Greenfield Land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	It is unlikely that existing redundant buildings could be re-used		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
12b	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill		Potential for local recycling facilities to be on site	O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Any development would improve the current situation of run down buildings. Within SDA and existing allocation.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Existing development on site. Most of site can not be seen from main road.		0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	North western end of site within Lairg Township which is listed in Historic Environme nt Record	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Existing development on site. Most of site can not be seen from main road.		X Not applicable to type or location of developmen t

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Nearby River Shin was classed as highly modified but having good ecological potential in 2008. River Shin has pressure from abstraction and is used by fresh water fish. River Shin is RBMP waterbody	All development should connect to public sewer	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Watercourses on site have been straightened.	Provide buffer between site and Little Loch Shin. Re-engineer watercourses to give them a more natural course.	+ development will have a small or local scale positive impact on water quality or water supply
1c	x Not Applicable	No known water supplies within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Site at risk from fluvial flooding, however allocated for community use (open space related to Ferrycroft Centre/tourism).	A Flood Risk Assessment may be required to inform layout and design of development	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site adjacent to Ferry Wood, although any development is likely to be minor in nature		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Any development to connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proposed community use.	Any development should have regard to adjacent Ferrywood ancient woodland.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	At shoreline of Little Loch Shin so otter may be present	Otter survey	0 Unlikely to be any impact on protected species

5f	X N/A no designations apply	No GCR or RICS sites		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Maintain existing vegetation and wildlife corridors around site. Potential to link with adjacent woodland.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	No issues with existing access.		0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated	No electricity lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity. Significant mains extensions required should water and foul connections be required.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	+ Improves/enhances green network connectivity, existing open space or key access network	Enhanced use of existing open space.		+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	Not currently used as formal open space, community use could potnetially increase usuable open space		+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	Enhanced use of existing open space.	Provide links with adjacent woodland	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Adjacent to core path and paths go through site into Ferrywood Forest. Enhanced use of existing open space.		+ Improves/enhances green network connectivity, existing open space or key access network

10e	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	X No Greenfield Land	No existing development on site		X No Greenfield Land
12a	- Minor disturbance of carbon rich soils/wetlands	Peat on site. Even recreational uses such as new paths, toilets, playing fields or small buildings can have an effect on peat and wetlands.	Peat Management Plan to show how disturbance of peat has been minimised and how peat will be managed on site. Vegetation survey to demonstrate how impacts on wetlands have been avoided or if necessary, mitigated.	0 Scale or type of proposal unlikely to effect on soil or croft land
12b	X not applicable to type or location of development	No information available, however peat on site is unlikely to be high quality agricultural land		X not applicable to type or location of development

13a	O No significant impact on the amount of waste going to landfill	May be potential to provide local recycling facilities for locals and visitors		+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not allocated for business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Within SDA and existing allocation	Any development should be of an appropriate design and carefully sited in order to protect the open character and amenity of the site, with particular regard to views from across the loch	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery		Any development should be of an appropriate design and carefully sited in order to protect the open character and amenity of the site, withparticular regard to views from across the loch	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting		Any development should have regard to the Ord Chambered Cairns which is in close proximity.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				X Not applicable to type or location of development
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Nearby River Shin was classed as having good ecological potential in 2008.River Shin has pressure from abstraction and is used by fresh water fish. No watercourse on site.		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	There has been no record of flooding at the site and it is not within the extent of the flood map	Drainage Impact Assessment required with planning application	+ Provision of SUDS or flood managemen t plan could address local flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal	Existing business site	Maintain tree line around site	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5b	- developme nt of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Developments should connect to public sewer	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designation s apply			X N/A no designations apply
5d	X N/A no designation s apply			X N/A no designations apply

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RIGS sites		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Maintain tree line around site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Fully enclosed site		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Infrastructure in place.		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A	Business use		X N/A
9a	0 Potential minor constraint that can be mitigated	No overhead lines going through site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity. Sewer line on western edge of site that should be protected.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Existing business use on site		0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space	Existing business use on site		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Accessible by footpath.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Existing development on site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site		Two Commercial Buildings onsite - one appears to be a garage - Site history would likely be requested here regarding if site poses any potential contamination	+ Will remediate minor contamination or small scale contamination onsite

11c	X No Greenfield Land	Development already on site		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Existing buildings on sites which could be re-used		+ Minor redevelopment of brownfield land and/or existing buildings
12a	0 Scale or type of proposal unlikely to effect on soil or croft land	Site already developed		0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Information not available but site already developed		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill	Unlikely to be room on site for recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	Not near a waste management facility		X Not applicable to type or location of development

13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Existing development on site. Within SDA and existing allocation.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Within built up area	Maintain tree line	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Within Historic Environment Record of Lairg Township	Any archaeological remains should be recorded.	Any archaeological remains should be recorded.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Within built up area		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Existing use on site. Nearby River Shin was classed as having good ecological potential in 2008.River Shin has pressure from abstraction and is used by fresh water fish. No watercourse on site.		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel	Existing business use on site. Within SDA of Lairg.		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing business use on site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Any development to be connected to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some heathland/woodland on site	Retain and where possible enhance any woodland on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species		Any felling of mature trees will require a species survey	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RIGS sites		X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing use on site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope		Retain existing tree belt around site.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Existing business use. Access roads within the sites would need to be formalised to cope with any increase in traffic.	Masterplanning required for access roads within the site.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	No pedestrian facilities to the site.		0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections	Within SDA.		0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A	Business use.		X N/A
9a	0 Potential minor constraint that can be mitigated	Overhead line passes across site.	Ensure any development is set back from over head lines.	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Existing business use on site.		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space

10c	0 Utilises or is in close proximity to existing connections	Within SDA.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Adjacent to a core path, national cycle network route and has footpath links, but will not impact on them.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes Highland Council's Lairg Fuel Point Garage/ Depot	Site investigation may be requested here	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land

11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	- Minor disturbance of carbon rich soils/wetlands	Surrounding area is blanket peat. Part of the site is already in use but much of the site is undisturbed peat.	Peat Management Plan showing how disturbance of peat has been minimised and how peat will be managed on site. Vegetation survey to demonstate how impacts on wetlands have been avoided.	- Minor disturbance of carbon rich soils/wetlands
12b	X not applicable to type or location of development	Site is already in use		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Used a Council depot so probaly unsafe to use it for community recyling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	Not near a waste management site		X Not applicable to type or location of development

13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDA and existing allocation		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Site already in use and is partially screened by trees.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Adjacent to The Ord Chambered Cairns.	Any development should have regard to the Scheduled Monument.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Historic Environment Record on site.	Possible archaeological remains to be protected.	Possible archaeological remains to be protected.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Site already in use and is partially screened by trees.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The current status of Lochinver is High No existing pressures are noted by the RBMP tool	New development subject to suitable waste water treatment arrangements	x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Watercourse along western site boundary	Riparian buffering along watercourse and/or appropriate surface and fowl water drainage required. Connection to public sewer. Watercourse should be retained and should not be culverted.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.	No water supplies noted within 250m of the development site.	x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	x Not Applicable	There have been no records of flooding and the site is not within the extent of the flood map.	FRA required which should investigate the small watercourse on site.	x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Limited scope for connectivity to wildlife across the site.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Limited scope for connectivity to wildlife across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	++ Sheltered by topography and vegetation, south facing, gradual slope	South facing site sheltered by topography to the north. Site is naturally bowl shaped and sheltered.		++ Sheltered by topography and vegetation, south facing, gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Site is provided with existing vehicle access. Scale of development is limited.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Site is provided with existing vehicle access. Scale of development is limited.		0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Overhead lines near edge of site.	Sensitive design to avoid built development in these areas.	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		all development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Allocation of 6 houses, so developer will be required to make open space provision		+ Improves/enhances green network connectivity, existing open space or key access network

10b	+ Small scale increase in open space	Allocation of 6 houses, so developer will be required to make open space provision		+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	Allocation of 6 houses, so developer will be required to make open space provision		+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Allocation of 6 houses, so developer will be required to make open space provision	Careful siting design and landscaping to enhance green network	0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Existing hardstanding / sheep pens on site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present

11c	0 Scale or type of proposal unlikely to result in loss of greenfield land	Existing hardstanding / sheep pens on site.		0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	+ Minor redevelop ment of brownfield land and/or existing buildings	Existing hardstanding / sheep pens on site.		+ Minor redevelopm ent of brownfield land and/or existing buildings
12a	0 Scale or type of proposal unlikely to effect on soil or croft land	Existing hardstanding / sheep pens on site.		0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Existing hardstanding / sheep pens on site.		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	The site forms a logical expansion area on a raised position north of the existing settlement.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape. Design statement required.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/is olated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/iso lated coast

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	The site forms a logical expansion area on a raised position north of the existing settlement, however SNH Sutherland Landscape Capacity Study identifies this site as 'unlikely to be suitable for development owing to landscape value'.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape. The site is in a natural depression in the landscape.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	The site forms a logical expansion area on a raised position north of the existing settlement.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	The site forms a logical expansion area on a raised position north of the existing settlement.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of Lochinver is High No existing pressures are noted by the RBMP tool	New development subject to suitable waste water treatment arrangements	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	x Not Applicable	No streams, rivers, ditches, lochs of the sea on or directly adjacent to site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	x Not Applicable	Site is not located within an identified flood risk area.		x Not Applicable

4a	x Not Applicable	Not at sea		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	South facing but steeply sloping site sheltered by topography to the north.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Site has a number of potential vehcicle access points. However, is located on difficult, uneven terrain.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Site has a number of potential vehcicle access points. However, is located on difficult, uneven terrain.		0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Overhead lines located along northern site boundary.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		Connection to public sewer required	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Development of >4 houses so developer requirement for open space provision		+ Improves/enhances green network connectivity, existing open space or key access network

10b	+ Small scale increase in open space	Development of >4 houses so developer requirement for open space provision		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Development of >4 houses so developer requirement for open space provision		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land

11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	- Minor disturbance of carbon rich soils/wetlands	Blanket peat coverage noted on site.	Development should be carefully sited to protect peat.	0 Scale or type of proposal unlikely to effect on soil or croft land
12b	X not applicable to type or location of development	No croft land noted within close proximity to the development site.		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Within Assynt-Coigach NSA. Prominent site with potential to affect landscape character. Integrity of ridge and setting of church and cemetery must be maintained.	Design Statement to be agreed - further consultation required with SNH. A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape and NSA designation	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	SNH Sutherland Landscpae Capacity Study identifies this site as unlikely to be suitable for development due to landscape value. Site is related to the existing development pattern of the village and is already partially developed.	A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape and NSA designation	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Site is related to the existing development pattern of the village and is already partially developed.	A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape and NSA designation	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	3 B listed buildings in proximity of the development site.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Site is related to the existing development pattern of the village and is already partially developed.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Abhainn Bad na h-Achlaise (River/Loch)- Good Water body status at 2012		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Loch Culag, Cualg River and small watercourses onsite	new public sewerage may be required. Riparian buffering of watercourse and no culverting watercourse.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supply noted within 250m of the site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Lack of info from proponent- assume 10-20 houses on revised site boundary along roadside, avoiding wetland and watercourses and complex topography		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Part of site at risk from flooding from pluvial, coastal and fluvial sources	Developer requirement for FRA and appropriate mitigation plan prior to development commencing	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Site not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	Site visit indicated peat may be present on site, at current scale, and without further information, development of the site may have an adverse impact	careful siting, and/ or minimising scale of development	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designation s apply			X N/A no designations apply
5c	X N/A no designation s apply			X N/A no designations apply

5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	NWSS identified semi-natural native woodland- upland birchwood	Retention of as much woodland as possible, scale back extent of development to along roadside.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Site adjacent to watercourse- potential imacts to otters	otter survey may be required	X N/A no designations apply
5f	X N/A no designations apply			X N/A no designations apply
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Scale and location of site in open countryside may cause adverse impact to habitat and connectivity	Careful siting and design and reduced scale of development to address impacts on habitat fragmentation	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Reasonable steep slope, but mostly south facing		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Single track road, unlikely to accommodate significant housing expansion at this location	Site is served by a single track road and the scope for development will therefore be restricted	- Proposal will put existing road network under strain
7b	0 Proposal in close proximity to utilise existing connections and access		reduced scale and siting of revised boundary	0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	West edge of site approx 200m from settlement- access by single track road	reduced scale and siting of revised boundary	0 Proposal within reasonable distance to limited local services/transport connections
8b	0 appropriate school capacity			0 appropriate school capacity

9a	0 Potential minor constraint that can be mitigated	Overhead lines cross site	Careful siting of housing to accommodate overhead lines	0 Potential minor constraint that can be mitigated
9b	-- No viable connection to the water and/or waste water network and/or mains electricity		New public sewerage required	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	X Not applicable			X Not applicable
10b	+ Small scale increase in open space	>4 houses, requirement for open space provision		+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	>4 houses, requirement for open space provision		+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	0 Utilises or is in close proximity to existing connections	Core path along road at north boundary of site	Scope to utilise exisitng core path for access; potential for improvements to access	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections	Site is already in countryside	Careful landscaping and planting design to mitigate development impacts	0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land		Decrease scale of development and focus on area closest to Lochinver	- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site	No existing structures on site	X No Greenfield Land
12a	-- Will cause significant disturbance of carbon rich soils/wetlands	Majoirty of site in an area identified as Group 2 CPP	Scale back development to mimimise potential peat disturbance. Careful siting, design and site survey.	0 Scale or type of proposal unlikely to effect on soil or croft land

12b	X not applicable to type or location of developme nt	Glebe land, most viable agricultural use as rough grazing- ample surrounding potential		X not applicable to type or location of developmen t
13a	- Will cause an increased amount of waste going to landfill	Original scale is for major housing allocation	decrease scale of housing, recycling facilities onsite	O No significant impact on the amount of waste going to landfill
13b	- Will increase use of primary resources		Scope for reuse of stone/ soil remove in construction phases of development	- Will increase use of primary resources
13c	X Not applicable to type or location of developme nt	No waste management facilities on site		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	largescale development in the Assynt-Coigach NSA	Careful siting, design and landscaping. Scale-back the development to focus on area closest to Lochinver, area closest to Lochinver, avoiding areas of high ground, retaining as much woodland as possible to screen development	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Largescale development outwith existing SDA	Careful siting, design and landscaping. Scale-back the development to focus on area closest to Lochinver, avoiding areas of high ground, retaining as much woodland as possible to screen development	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery		Careful siting, design and landscaping. Scale-back the development to focus on area closest to Lochinver, avoiding areas of high ground, retaining as much woodland as possible to screen development	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				X Not applicable to type or location of development
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	X Not applicable to type or location of development			X Not applicable to type or location of development

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The current status of Lochinver is High No existing pressures are noted by the RBMP tool		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	The current status of Lochinver is High No existing pressures are noted by the RBMP tool Any development has the potential for release of pollution through sewage / runoff	Connection to public sewer required, appropriate surface water drainage to take account of sensitive coastal location	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	The highest elevation of the site is 36mAOD, but most of the site is below this elevation and some of it extends into the coastal flood map. The 1 in 200 year water level for the general area is 3.94mAOD.	Flood Risk Assessment required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Site is raised above coast, but parts of it may be sensitive to erosion	Assessment of coastal erosion risk to development required	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	No formal designations apply. Some scope for connectivity to wildlife to the site using existing tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Semi natural and Ancient and Long Established Wood lands directly adjacent site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate		Otter species survey required	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	No formal designations apply. Some scope for connectivity to wildlife across the site using existing tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site		Opportunity to provide shelterbelts and sensitively design development to avoid the most exposed locations.	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site
7a	0 Proposal would be easily accommodated by existing Road Network	Site directly adjacent to road. Existing connection in place		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Sites directly adjacent to road. Existing connection in place		0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A

9a	X the site use proposed does not require a connection			X the site use proposed does not require a connection
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		all development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings	Site is currently surfaced mainly in fractured rock.		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land		Site lies on a disused Quarry (SU-MIN-1114) - a site history may be required	0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land			X No Greenfield Land
11d	X No opportunities to make use of brownfield land or remediate contaminated land	No structures on site.		X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development			X not applicable to type or location of development

12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Within Assynt-Coigach NSA: Proposal occupies a prominent coastal site.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape			0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	- proposal would be visually intrusive in wider general scenery	Proposal occupies a prominent coastal site. SNH Sutherland Landscape Capacity Assessment identifies this site as unlikely suitable due to landscape value.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Proposal occupies a prominent coastal site. SNH Sutherland Landscape Capacity Assessment identifies this site as unlikely suitable due to landscape value.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: LV05: Culag Harbour; LV06 Land adjacent to Assynt Leisure Centre
Settlement: Lochinver
Site size (ha): 0.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The current status of Lochinver is High No existing pressures are noted by the RBMP tool		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of Lochinver is High No existing pressures are noted by the RBMP tool Site is at coast (60m)	Ensure any drainage connects to public sewer	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	The elevation near to the site is given as 29mAOD, but most of the site is below this elevation and some of it extends into the coastal flood map. The 1 in 200 year water level for the general area is 3.94mAOD. I	SUDS / emergency access scheme and design can potentially mitigate flooding issues on both sites. I1; only water related uses permissible on area of site within coastal flood risk zone. Flood Risk Assessment required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable			x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Connectivity to wildlife appears to be limited across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Semi natural and Ancient and Long Established Wood lands directly adjacent both sites	Avoid impacts to ancient woodland to south	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Lack of connections makes protected species issues appear unlikely.	Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Connectivity to wildlife appears to be limited across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Both sites north facing but sheltered by surrounding higher ground		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Both sites directly adjacent to surrounding roads		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Both sites directly adjacent to surrounding roads		0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	X the site use proposed does not require a connection			X the site use proposed does not require a connection
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		all development to connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings	Sites are surfaced in rubble / hardstanding		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	?? Unknown			?? Unknown

11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	+ Minor redevelop ment of brownfield land and/or existing buildings			+ Minor redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Within Assynt-Coigach NSA		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/is olated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/iso lated coast

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Both sites relate well to existing development pattern within village.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Both sites relate well to existing development pattern within village.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Both sites relate well to existing development pattern within village.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: LV07: Culag Wood
Settlement: Lochinver
Site size (ha): 25.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of Lochinver is High No existing pressures are noted by the RBMP tool Any development has the potential for release of pollution through sewage / runoff	Installation of sustainable drainage / sewerage system where required.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Site adjacent to Loch Culag	appropriate buffering if any development near or will affect the Loch	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	The site is large and depending on the nature of the development there is a risk of increased surface water run off. No flood history onsite, but western edge at risk from fluvial	Flood Risk Assessment may be required, mitigation may include not siting any development in the floodrisk area, and installing appropriate drainage and sewerage measures	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	-- development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Site is within an area of semi natural woodland. Potential for wildlife connectivity is high.	Careful design / siting of development may offset potential impacts.	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term		Careful design / siting of development may offset potential impacts. Tree removal should be kept to absolute minimum to retain woodland character	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown		Protective species surveys may be required dependant on specifics of proposed development	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Site is within an area of semi natural woodland. Potential for wildlife connectivity is high.	Careful design / siting of development may offset potential impacts. Avoid development or increasing footfall in the most sensitive/ important areas of the site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site is covered in woodland which naturally provides shelter.		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Increase in traffic is not considered to be significantly above existing tourist traffic.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A

9a	X the site use proposed does not require a connection			X the site use proposed does not require a connection
9b	X the site use proposed does not require a connection		Connection to public sewer, or new sewerage system may be required depending on the scale of development	X the site use proposed does not require a connection
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space		Sensitive development of this nature would enhance access and enjoyment of the outdoors. Development should protect and enhance the exisitng path network onsite	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space	no loss either		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections		Sensitive development of this nature would enhance access and enjoyment of the outdoors.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space

10d	0 Utilises or is in close proximity to existing connections	Number of existing paths / interpreted trails pass through the site.	Sensitive development would enhance access and enjoyment of the outdoors.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections	Proposal is located in established woodland.	Sensitive development of this nature would enhance access and enjoyment of the outdoors.	++ Creates new open space, new access network or makes significant contribution to green network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land

12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	within Assynt-coigach NSA	As much of the woodland as possible should be retained. Consultation over landscape impact and design parameters for plan, and then a design statement, required.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	SNH Sutherland Landscape Capacity Study identifes site as unsuitable for development		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Developme nt would have a localised minor negative impact on the water environme nt and/or medium term which would be difficult to mitigate	Record of water ponding in gardens and flooding from foul water sewer.	Further development at this site should foul water flood issues in relatino to ditch onsite	+ developmen t will have a small or local scale positive impact on water quality or water supply
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	25 houses proposed, 10 already built.		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Record of water ponding in gardens and flooding from foul water sewer. No record of fluvial flooding	FRA may be required. Drainage improvements requirement of development	+ Provision of SUDS or flood management plan could address local flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	East Caithness Cliffs approx. 1km to S.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Reisgill Burn SSSI approx. 1km to SW, (SNH Ancient Woodland/ Semi Natural Woodland).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Existing access from Lybster.	Drainage improvements required.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Site access possible from existing footpath and road infrastructure.		0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Record of water ponding in gardens and flooding from foul water sewer.	FRA may be required, mitigation of existing onsite problems possible with further development.	+ Scale of the proposal will address some localised constraints
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		Connection to public sewer required	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space		Sensitive siting and design, landscaping and planting to enhance landscape setting and enhance amenity of open space.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space		Potential to enhance amenity and provision of open space at south of site (668).	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Directly adjacent to playing fields.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Access via Road & Highland Path Record directly adjacent to site.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present	Noncalcareous gleys of Thurso Series.		X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	+ Will facilitate sustainable waste management at a local scale		Scope for recycling provision, or improvement to existing settlement's capacitiy.	+ Will facilitate sustainable waste management at a local scale
13b	- Will increase use of primary resources			- Will increase use of primary resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Within existing SDA, current allocation 50% developed.		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within existing SDA, current allocation 50% developed.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Several HER sites surround site, two of which have buffers that intersect the site (Lybster Free Church).	Development of site along northern boundary (A9) should take account of setting of nearby HER sites.	Development of site along northern boundary (A9) should take account of setting of nearby HER sites.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	Several Category B & C listed building near site: Portland arms Hotel (empty); Quarter Braes Cottages, shops & dwelling.	Development of site along northern boundary (A9) should take account of setting of nearby listed buildings.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	Lybster Conservation Area approx. 250m to south.	Development of site should take account of nearby conservation area.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Proposed Plan Site Name: LY02: The Cross, LY03 South of Golf Club House
Settlement: Lybster
Site size (ha): 5.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Possible culvert on site and small watercourses.	No development over culverts, no further culverting, appropriate buffering and design of watercourses into development of site	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	x Not Applicable	Site not identified in area of flood, and no history of flooding on site		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open fields with little in the way of field boundaires or other vegetation (some whin bushes only).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	East Caithness Cliffs SPA and SAC in proximity to site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open fields with little in the way of field boundaires or other vegetation (some whin bushes only).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Church may require bat species survey	Church could require bat species survey- but is non-preferred for allocation.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Adjacent to residential development and open fields.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Possible access issues depending on use		- Proposal will put existing road network under strain
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	- Connection not available to the network but one may be viable	Sewage capacity limited.	Some development may be restricted until sewerage upgrading complete.	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space		In line with Open Space in New Residential Development Supplementary Guidance	+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space		In line with Open Space in New Residential Development Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential linkages could be established with existing kick-about pitch and golf course.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Core paths could be integrated into development of the area.	+ Improves/enhances green network connectivity, existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections			+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site partly lies on former Railway Station track sidings (CA-RAL-1024) -	Site investigation may be requested here	0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land	Large scale in relation to the size of the village		- Small scale use of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings

12a	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Potential for disturbance of neighbouring SAC and SPA East Caithness Cliffs		- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities
14b	X N/A			X N/A
15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Backland sites which have capacity for development.	If designed to reflect the historical pattern of the village it may reduce the visual impact and complement it.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive		If designed to reflect the historical pattern of the village it may reduce the visual impact and actually complement it.	0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b		retain historic environment features	retain historic environment features	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Adjacent to Lybster Conservation Area which includes many listed buildings.	If designed to reflect the historical pattern of the village it may reduce the visual impact and actually complement the listed buildings.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Adjacent to Lybster Conservation Area which includes many listed buildings.	If designed to reflect the historical pattern of the village it may reduce the visual impact and actually complement it.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: TS01: East of Juniper Drive
Settlement: Thurso/Scrabster
Site size (ha): 4.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding	No Flood Risk Assessment required	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Connectivity to wildlife appears to be fair across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- development of the site would have a minor negative effect on a Natura 2000 site	Sites adjacent to River Thurso SAC.	Measures to limit runoff and contamination to the designated areas. Connection to public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Sites adjacent to River Thurso SSSI.	Measures to limit runoff and contamination to the designated areas.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing rough grass does not appear to have significant wildlife habitat potential.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	?? Unknown			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Connectivity to wildlife appears to be fair across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connection s and access			0 Proposal in close proximity to utilise existing connections and access
8a	++ Within walking distance of large service centre containing a wide range of large services such as supermark et, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or developme nt will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarke t, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or developmen t will make a significant contributio
8b	0 appropriat e school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Core path on the western edge of the site.	Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land

12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Sites occupy visible location on edge of Thurso River bank.	A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Sites occupy visible location on edge of Thurso River bank.	A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Sites occupy visible location on edge of Thurso River bank.		X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	- Development would have a minor negative impact one or more water bodies identified in RBMP.	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. Substantial new development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. Substantial new development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	More details of proposal required to exactly determine this question.		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Potnetial flood risk from small water course which flows along south boundary of site. FRA may be required.	Flood Risk Assessment maybe required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues			0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Hedgerows could potentially provide connectivity to wildlife across the site. Significant part of the site lies between two semi natural woodland areas. Potential for protected species unknown. Potential for protected species unknown.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Within the River Thurso SAC catchment area	Connection to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site adjoins area of semi natural woodland (Lady Janet's Wood).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown	Surrounding tree belts may contain bats.	Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	edgerows could potentially provide connectivity to wildlife across the site. Significant part of the site lies between two semi natural woodland areas. Potential for protected species unknown.	Scope to create green networks based on straight watercourse that runs through site, and bits of woodland on boundary of site.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site lies on exposed coastal terrain.	Opportunity to provide shelterbelts and sensitively design development to avoid the most exposed locations.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Close to town centre but economic development for marine renewables is focused on west of the town.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	- Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks	Development may adversley affect access connections between Thurso Castle and Lady Janet's wood.	Careful masterplanning and phasing of development to minimise adverse impacts. Retention of existing access routes.	0 Utilises or is in close proximity to existing connections
10e	- The proposal does not connect or relate well to existing open space or access networks or green networks	Development may adversley affect access connections between Thurso Castle and Lady Janet's wood.	Careful masterplanning and phasing of development to minimise adverse impacts. Retention of existing access routes. Improved path connections and open sapces across site.	++ Creates new open space, new access network or makes significant contribution to green network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land
11b	X No contamination present	No potentially contaminative sources identified onsite/ offsite		X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land

11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	-- Will cause significant disturbance of carbon rich soils/wetlands	Site in an area of blanket peat coverage.	Development setback from areas of peatland	- Minor disturbance of carbon rich soils/wetlands
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Existing agricultural land on site is noted.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	-- Developme nt isolated and not in an existing settlement boundary and/ or Developme nt of site would land lock other sites or impact on existing connectivit y in a settlement	Development represents a substantial expansion of the settlement which is not well related to the existing urban edge.	Masterplan would be required to lessen impacts	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate

15b	-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	Development represents a substantial expansion of the settlement which is not well related to the existing urban edge.	Masterplan would be required to lessen impacts	- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16b	No significant issue.	Mitigation may be required in certain targetted areas.	Mitigation may be required in certain targetted areas.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	- Developme nt of site would have a minor negative impact on a cultural heritage designation 's wider setting	Thurso East Lodge is a B Listed Building. Further modern development would impact on the urban edge nature of its setting.		- Developme nt of site would have a minor negative impact on a cultural heritage designation' s wider setting
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt	Development represents a substantial expansion of the settlement which is not well related to the existing urban edge.		X Not applicable to type or location of developmen t

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Depending on the siting and design there may be impacts. Maybe a risk from small water courses through site. Steep gradient at site may cause increase in surface runoff.	The development would have to comply with a range of policies in the HwLDP regarding impacts on the water environment. Watercourse could be considered as a positive feature of the development and protected by a suitable buffer	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Realtively large scale housing and business proposals.		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Site is not located within an identified flood risk area and there is no history of flooding but there may be localised flooding from the burns and ditches.	FRA maybe required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	The majority of land is open agricultural land which is used for grazing and will have little ecological value. The burn running through the site may support greater wildlife.	Watercourse should be designed as a positive environmental and recreational feature of the development.	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Downstream of Newlands of Geise Mire which is designated for Valley Fen. But ground water in this area is linked to the SSSI (which is a ground water dependent wetland). Therefore there is connectivity between TS04 and the SSSI.	Preparation of a Groundwater Protection Plan to accompany any planning application to demonstrate no adverse effect on the SSSI	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Wolf Burn runs through the site	Otter survey required due to Wolf/Burnside Burn connecting with the coast/shore.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		Species survey may be required. This should include an otter survey, given the burn that runs through the site.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	At present the burn which runs through the land will likely be used by wildlife and connect to wider habitat sites. The area which adjoins Ormlie is unmaintained heather moorland and may provide more natural habitats.	Watercourse and moorland should be as a positive features of the development and protected by a suitable buffers.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Development would put pressure on the local road network. Possible access issues depending on use.	Some of the development would be reliant on completion of the bypass. Setback from possible bypass route. Shared access with TS04 from the A836.	0 Proposal would be easily accommodated by existing Road Network
7b	+ Opportunity to improve local access issues	Part of the wider proposals for a Thurso town centre Bypass which the developed could contribute towards.		+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections	Close to the business park and Scrabster Harbour but approx 1.5km from town centre.		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services

9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	The site is part of a wider materplan and signifcant areas are identified as open space/anmenity land.	Ensure that a signifcant proportion of the site is identified as open space with a high quality design.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10b	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	The site is part of a wider materplan and signifcant areas are identified as open space/anmenity land.	Ensure that a signifcant proportion of the site is identified as open space with a high quality design.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space

10c	++ Large scale increase in open space, new access network or makes significant contributio n to green network or connectivit y of open space	The site is part of a wider materplan and signifcant areas are identified as open space/anmenity land.	Ensure that a signifcant proportion of the site is identified as open space with a high quality design. Connect open space with existing communities and key active travels routes.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10d	++ Creates new open space, new access network or makes significant contributio n to green network	The site is part of a wider materplan and signifcant areas are identified as open space/anmenity land with potential for core paths to be established.	Ensure new active travel routes are identified such as from areas of housing to places of work and areas of open space.	++ Creates new open space, new access network or makes significant contribution to green network
10e	++ Creates new open space, new access network or makes significant contributio n to green network			++ Creates new open space, new access network or makes significant contribution to green network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			0 Scale or type of proposal unlikely to effect brownfield land
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes two Old Quarries (CA-MIN-1409, CA-MIN-1410)	Surveys and mitigation may be required.	0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
12a	X not applicable to type or location of development	Brown earths and gleys		X not applicable to type or location of development

12b	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	Approx 50% of site is 3.2 land		-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	The site is bounded to the north, south and east by development and could be considered suitable as a large scale infil site.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	- proposal would be visually intrusive in wider general scenery	Overall, the site is not highly visible however poor siting and design would be visually damaging to the area.	Ensure high quality siting and design.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Some archaeology exists within the site. An upstanding prehistoric hut circle is recorded to the west of the area.	Arch mitigation (evaluation) would be required for some areas. Upstanding prehistoric hut circle would need to be located and avoided in any development proposal.	Arch mitigation (evaluation) would be required for some areas. Upstanding prehistoric hut circle would need to be located and avoided in any development proposal.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Overall, the site is not highly visible however poor siting and design would be visually damaging to the area.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: TS04: Thurso West (Land west of Pennyland House)
Settlement: Thurso/Scrabster
Site size (ha): 12.2

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Masterplan has been submitted which outlines approx 50 houses, supermarket and business space.		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Unlikely to be significant ecological value due being mainly grassland which is used for livestock grazing. Due to being bounded by development on three sides the field boundaries do not provide rich habitats for wildlife.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Pennylands SSSI - Palaeontology: Silurian - Devonian Chordata Stratigraphy: Non-marine Devonian		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	- Proposal will put existing road network under strain	Signifcant traffic generation from the proposed development.	Local road improvements required. Shared access with TS04 from the main road.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Part of a wider masterplanned area which includes new areas of open space.	Areas currently of agricultural land could be opened up for active travel routes etc	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space	Part of a wider masterplanned area which includes new areas of open space.	Areas currently of agricultural land could be opened up for active travel routes etc	+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	Part of a wider masterplanned area which includes new areas of open space. It is proposed that open space will run from the field north of the A9 continuously to the proposed community woodland south of the proposed bypass		+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	0 Utilises or is in close proximity to existing connections		Core paths running through the openspace areas.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network	Part of a wider masterplanned area which includes new areas of open space. It is proposed that open space will run from the field north of the A9 continuously to the proposed community woodland south of the proposed bypass		+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land

11c	-- Large-scale use of Greenfield land		Safeguard part of the site for open space	- Small scale use of greenfield land
11d	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	Approx half of the site is rated 3.2 (which is relatively high for Caithness) with the remainder being 4.1		-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/is olated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/iso lated coast

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	With development to the north of the A835 the site arguably an infill site.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	- proposal would be visually intrusive in wider general scenery	Development of the fields could be signifcantly visually intrusive if it is poorly designed and layed out. The open aspect is valued by neighbouring properties and development could impact negatively on these views.	High standard of siting and design would be required to integrate it within the surrounding landscape.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Scrabster Castle is located 250m to the north but will be unaffected by development of the site.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Development could impact negatively on the setting of B-Listed Pennyland House which is immedaitely to the east.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Development of the fields could be signifcantly visually intrusive if it is poorly designed and layed out. The open aspect is valued by neighbouring properties and development could impact negatively on these views.		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16f	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area.	Provision of appropriate SUDS and flood prevention measures.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Connectivity to wildlife appears to be limited across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is located upslope from the river Thurso SAC.	Measures to avoid surface water discharge / runoff into designated area.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is located upslope from the river Thurso SSSI.	Measures to avoid surface water discharge / runoff into designated area.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown		Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Connectivity to wildlife appears to be limited across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10d	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	++ Creates new open space, new access network or makes significant contribution to green network

10e	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	++ Creates new open space, new access network or makes significant contribution to green network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes Thurso Auction Mart (CA-FDP-1014). Site appears to have an ongoing Planning Application for a Supermarket by Tesco where a Contaminated Land Condition (Site Investigation) has been requested to Planning - 13/00153/FUL and 13/00154/FUL	Future development may be subject to further site investigation and remediation measures.	+ Will remediate minor contamination or small scale contamination onsite
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land

11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Site cleared of existing structures.		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t

13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape		A carefully designed, masterplanned development has the potential to substantially improve the outlook of the site form the wider area.	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement

15b	0 proposal would not be visually intrusive		A carefully designed, masterplanned development has the potential to substantially improve the outlook of the site form the wider area.	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Site forms a natural extension of the townscape from the B Listed Railway Station.	High quality masterplanned development which takes consideration of and protects the cultural heritage aspects of the site and its surroundings.	++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and/or Designation of a new conservation area or scheme of safeguarding

16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Site frames the approach to Thurso Conservation Area.	High quality masterplanned development which takes consideration of and protects the cultural heritage aspects of the site and its surroundings.	++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding
16e	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Site forms a natural extension of the townscape from the B Listed Railway Station and frames the approach to Thurso Conservation Area.	High quality masterplanned development which takes consideration of and protects the cultural heritage aspects of the site and its surroundings.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Proposed Plan Site Name: TS06: Former Mill Site at Millbank
Settlement: Thurso/Scrabster
Site size (ha): 0.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk		SUDS / flood mitigation works. Flood Risk Assessment maybe required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Connectivity to wildlife appears to be limited across the site. Potential for protected species unknown.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Site is 80m from River Thurso and from River Thurso SAC.	Connection to public sewer. Standard pollution prevention measures.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Site is 80m from River Thurso and from River Thurso SSSI. Small watercourse and path appear to act as deflectors to any recreational pressure	Connection to public sewer. Standard pollution prevention measures.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Site is adjacent to River Thurso which may contain otters and old buildings may contain bats	Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Connectivity to wildlife appears to be limited across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site area included CA-FER-1006 Iron and steelworks, history and possible investigation required	Future development would be subject to a site investigation and remediation measures.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land

11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape		A carefully designed, masterplanned development has the potential to improve the outlook of the site.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive		A carefully designed, masterplanned development has the potential to improve the outlook of the site.	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Development site incoporates B and C Listed Buildings.	High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the site.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Thurso Conservation are is located across the River Thurso.	High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the site.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	- Developme nt of site would have a minor negative impact on a cultural heritage designation ’s wider setting	Former Iron Foundary is a listed building. Any new development must be appropriate	High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the site.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk		SUDS / flood mitigation works. Flood Risk Assessment Required at Planning Stage.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Limited wildlife connectivity across the site. Potential for protected species unknown.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Adjoins river Thurso SAC	Connection to public sewer. Avoidance of sediment or pollution run-off.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Adjoins River Thurso SSSI		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site adjacent to area of semi natural woodland.	Potential development restricted to brownfield land. Maintain woodland to east as felling unlikely to be necessary.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Woodland adjacent to site and exisitng buildings on site raise potential for bats.	Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Brownfield site presents no identifiable wildlife corridors. However, bat flyways may be affected by development.	Protected species survey and mitigation measures may be required for future development.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site	Site is in exposed North facing coastal location.	Opportunity to provide shelterbelts and sensitively design development to avoid the most exposed locations.	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site
7a	0 Proposal would be easily accommodated by existing Road Network	Road improvements incl footway required	Road improvements incl footway required	+ Proposal would not generate traffic or require a connection

7b	0 Proposal in close proximity to utilise existing connections and access	Road improvements incl footway required		+ Opportunity to improve local access issues
8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Primary connections would be expected to be along exisitng Sir Archibald Road.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings			++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
11b	- Potentially contaminat ed land or small amount of contaminat ed soil identified on site	Site includes various historic industry uses: Garages (CA-GAR-1028, CA-GAR-1128), Pavement Works (CA-CON-1034), Council Yard (CA-TRN-1029), Engineering Works, Smithy (CA-FER-1073) and Works (CA-MSC-1022)	Future development would be subject to a site investigation and remediation measures.	+ Will remediate minor contaminati on or small scale contaminati on onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelop ment of brownfield land and/or existing buildings	Potential to reuse some exisitng structures on site.		+ Minor redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Proposal involves redevelopment of exisitng buisness / industrial units for houising.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider area.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Proposal involves redevelopment of exisitng buisness / industrial units for houising.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider area.	+ proposal would lead to an improveme nt to an existing detracting feature in wider general scenery and/ or Type of proposed developmen t fits well with existing developmen t
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Conservation area and listed buildings located adjacent to site across the River Thurso.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider area.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building
16d	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Conservation area and listed buildings located adjacent to site across the River Thurso.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider area.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building
16e	X Not applicable to type or location of developme nt	Proposal involves redevelopment of exisitng buisness / industrial units for houising.		X Not applicable to type or location of developmen t

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Former flagstone works. Some buildings of historic interest. Mitigation would be required.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider area.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk		SUDS / flood mitigation works. Flood Risk Assessment Required Prior to Inclusion in Plan	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply directly. Connectivity to wildlife appears to be limited across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Site is immediately downstream of River Thurso SAC.	Connection to the public sewer, SUDS and avoidance of siltation/pollution run-off noted as mitigation	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is downstream on River Thurso from River Thurso SSSI.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply
5e	?? Unknown	Site is adjacent to River Thurso which may contain otters.	Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No visible habitat connections present on site visit.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Site has access difficulites.		0 Proposal in close proximity to utilise existing connections and access
8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	0 appropriate school capacity			0 appropriate school capacity

9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space			+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site overlies CA-TMB-1013, Thurso sawmill and timber yard, timber treatment works, CA-TRN-1004 Depot, CA-COA-1002 Coal Yard, and CA-TMB-1002 timber treatment works, site investigation would be required prior to development.	Any contamination present would require to be identified and remediated satisfactorily in advance of development.	+ Will remediate minor contamination or small scale contamination onsite

11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	+ Minor redevelop ment of brownfield land and/or existing buildings			+ Minor redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Site relates to existing built development pattern.	A carefully designed, masterplanned development has the potential to improve the outlook of the site.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	0 proposal would not be visually intrusive	Site relates to existing built development pattern.	A carefully designed, masterplanned development has the potential to improve the outlook of the site.	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	B Listed Thurso Bridge is adjacent. Builder's Yard (former saw mill) contains some buildings of historic interest - mitigation would be required. The two houses on western edge are of historic interest and should be retained.	High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the site.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Site is located across the River Thurso from the Conservation Area.	High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the site.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16e	X Not applicable to type or location of development	Site relates to existing built development pattern.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Builder's Yard (former saw mill) contains some buildings of historic interest - mitigation would be required. The two houses on western edge are of historic interest and should be retained.	Considered development retaining and enhancing key heritage features.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building

Proposed Plan Site Name: TS09: North of Scrabster Community Hall
Settlement: Thurso/Scrabster
Site size (ha): 0.9

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	The site is not within the extent of the flood map and there has been no record of flooding. However, the effects of the small watercourses should be considered.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Scrabster does not have any facilities but has regular bus transport.		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	LV OHL crossing part of the site but it is expected this would be deal with as part of any development.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Area is used informally as openspace. Access officer suggests allocated for openspace uses.	Depending on the size of the development there may be potential for a new playpark to be created in line with the Council's Open space supplementary guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	- Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks	Core path to the west of the site	Developer requirement to maintain public access to core path	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes

14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape			0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car		Green travel planning to minimise carbon emissions from future development.	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Connectivity to wildlife appears to be fair across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing land cover is mainly rough grassland with little evidence of species diversity. Some evidence of hedgerows across the site.	Considered development preserving existing features of value to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown		Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Connectivity to wildlife appears to be fair across the site.	Considered development preserving existing features of value to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio

8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Overhead lines cross site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	Masterplanned development providing new open spaces and facilities commensurate with scale of the site.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space

10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite

11b	?? Unknown	Partly overlaps CA-MED-1005, Dumbar Hospital, Thurso - would need to check boundaries and plans.	Any contamination present would require to be identified and remediated satisfactorily in advance of development.	0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate		A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery		A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Connectivity to wildlife appears to be limited across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown		Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Connectivity to wildlife appears to be limited across the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Potential impacts at the junctions onto Ormlie Road, Princes Street and Castlegreen Road.	Transport Assessment may be required depending on scale and nature of development.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	++ Within walking distance of large service centre containing a wide range of large services such as supermark et, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or developme nt will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarke t, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or developmen t will make a significant contributio
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site			0 Public water/wast e water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Area is used as a local playing fields with other recreational uses.	Safeguard the main openspace area from development. Provide a high quality sporting facility.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	- Proposal would result in minor loss in open space	Area is used as a local playing fields with other recreational uses.	Safeguard the main openspace area from development. Provide a high quality sporting facility.	0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land
11b	X No contamination present	No potentially contaminative sources identified onsite/ offsite		X No contamination present
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development

12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape		Carefully designed, masterplanned facilities have the potential to improve the outlook of the site within the wider area.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive		Carefully designed, masterplanned facilities have the potential to improve the outlook of the site within the wider area.	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Site is located adjacent to Southern part of the conservation area.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Thurso Bay is rated as High		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Thurso Bay is immedaitely to the north and there are ditches/burns to the east and west but development is unlikely to have a signifcant impact on either.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Proposal includes a hotel which could have high levels of carbon emissions.		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Due to being a coastal site there may be issues with coastal erosion.	Relevant surveys undertaken if necessary with mitigation identified.	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	Although the site is agricultural/grazing land there may be ecological interests in the fringe areas due to the proximity to the sea and other watercourses.	Surveys may be required and mitigation identified. There may also be opportunities for environmental improvements.	+ proposal will help safeguard a national, local conservatio n or geodiversity site

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site adjoins the Pennylands SSSI designated for Silurian - Devonian Chordata, non-marine Devonian. Unlikely to be any impact on the SSSI.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Potential protected species due to proximity to sea cliffs and watercourses.	Otter surveys likely to be required.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site adjoins the Pennylands SSSI designated for Silurian - Devonian Chordata, non-marine Devonian. Unlikely to be any impact on the SSSI.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Although the site is agricultural/grazing land there may be ecological interests in the fringe areas due to the proximity to the sea and other watercourses.	Surveys may be required and mitigation identified. There may also be opportunities for environmental improvements.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	- Proposal will put existing road network under strain	Hotel and chalet development would add significant traffic to the A9 in this area.	Local road network imrpvoement likely to be required.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A

9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Proposals include large areas of amenity land with likely improvements to the existing coastal path.	Masterplan required to maximise benefits	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10b	+ Small scale increase in open space	Proposals include large areas of amenity land with likely improvements to the existing coastal path.	Masterplan required to maximise benefits	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space

10c	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	Proposals include large areas of amenity land with likely improvements to the existing coastal path. This will help to link open space along the sea front.	Masterplan required to maximise benefits	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Proposals include large areas of amenity land with likely improvements to the existing coastal path. This will help to open up access to and along the sea front.	Masterplan required to maximise benefits	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Masterplan required to maximise benefits	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Land is rated as 4.2 which is still relatively high for Caithness.		0 Scale or type of proposal unlikely to effect on soil or croft land

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes

14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast
15a	-- Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement	The land has been strictly safeguarded from built development in order to protect and enhance the panoramic views. Development has the potential to be highly detrimental to the site and the experience of travelling from Scrabster to Thurso.	A very limited level of development may be acceptable if it helps to provide greater access to the sea shore and imrpvoe the recreational value of the area. High quality siting and design would be essential.	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate

15b	-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	The land has been strictly safeguarded from built development in order to protect and enhance the panoramic views. Development has the potential to be highly detrimental to the site and the experience of travelling from Scrabster to Thurso.	A very limited level of development may be acceptable if it helps to provide greater access to the sea shore and imrpvoe the recreational value of the area. High quality siting and design would be essential.	- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Potential for increasing erosion of the Scrabster Castle SM site.	There may be opportunities to stablise and improve access to the scheduled monument.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	Development could impact upon the B-Listed Pennyland House/Steading.	Good quality siting and design would be essential.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	The land has been strictly safeguarded from built development in order to protect and enhance the panoramic views. Development has the potential to be highly detrimental to the site and the experience of travelling from Scrabster to Thurso.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features		Development could be used to help improve access to key historical sites e.g. Scrabster Castle and Pennyland Mausoleum.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	Town centre development ties into existing utilities networks. New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source		Thurso Charrette highlighted a number of potential physical water environment improvement measures including a new riverside ecological park linked to the town centre	++ development will have a significant or widespread positive impact on water quality or water supply
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	SEPA data indicates parts of the town centre area are at risk from pluvial, fluvial and coastal flooding.	Drainage Impact Assessments and Flood Risk Assessments may be required for development. Only water or harbour related uses will be considered acceptable within flood risk areas.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues			0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	No formal designations apply. Connectivity to wildlife appears to be limited across the site.	All redevelopment proposals will require to be accompanied by the relevant biodiversity studies and assessments.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Southern area of town centre is adjacent to River Thurso SAC.	Any redevelopment of these sites should safeguard water quality from pollution and run-off, also potential effect on salmon from vibration during construction works, plus wastewater connection to public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Town centre is adjacent to Pennylands and River Thurso SSSI	Appropriate measures to control runoff / discharge of contaminants during and after development.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Town centre has very limited natural habitat.	Potential to provide new greenspace increasing wildlife connectivity. Thurso Charrette highlighted environmental improvements including a riverside ecological park connected to the centre.	+ Proposal will protect Ancient Inventoried woodland
5e	?? Unknown	River Thurso adjacent to town centre may contain otters. Town centre trees and buildings may contain bats.	Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Connectivity to wildlife appears to be limited across the site.	Potential to provide new greenspace increasing wildlife connectivity. Thurso Charrette highlighted environmental improvements including a riverside ecological park connected to the centre.	++ Proposal will improve connectivity between local, national conservation or geodiversity sites
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Nature of exisitng town centre character provides sheltered streets.		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connection s and access			0 Proposal in close proximity to utilise existing connections and access
8a	++ Within walking distance of large service centre containing a wide range of large services such as supermark et, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or developme nt will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarke t, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or developmen t will make a significant contributio
8b	0 appropriat e school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections		Thurso Active Travel Audit highlighted a number of potential active travel and path improvements.	++ Creates new open space, new access network or makes significant contribution to green network

10e	0 Utilises or is in close proximity to existing connections		Potential to provide new greenspace. Thurso Charrette highlighted environmental improvements including a riverside ecological park connected to the centre.	++ Creates new open space, new access network or makes significant contribution to green network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Exisitng contaminative uses are likely to have been previously present in the town centre.	Future development would be subject to a site investigation and remediation measures. Any contamination present would require to be identified and remediated satisfactorily in advance of development.	+ Will remediate minor contamination or small scale contamination onsite
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land	Town Centre development has limited demand on greenfield land.		0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Some redevelopment of existing building stock is likely across the town centre.		+ Minor redevelopment of brownfield land and/or existing buildings

12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape		Redevelopment has the potential to significantly enhance the character of the town centre. Thurso Charrette highlighted a number of improvement works to the Town Centre landscape.	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement
15b	0 proposal would not be visually intrusive		Redevelopment has the potential to significantly enhance the character of the town centre. Thurso Charrette highlighted a number of improvement works to the Town Centre landscape.	++ proposal would lead to an improveme nt to an existing detracting feature in a valued or sensitive view e.g. by redevelopm ent of derelict /gap site and fits well into the surrounding landscape and land uses
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	St Peter's Church in the town centre is a scheduled monument. Any development of the centre has the ability to effect its setting and character.	Sensitive design to minimise any negative impacts on the heritage resource.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Any development has the potential to effect archaeological sites of interest in the area.	Archaeology protection measures incorporated in any future development where necessary.	Archaeology protection measures incorporated in any future development where necessary.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Numerous listed buildings present in the town centre. Any future development has the potential to effect the setting and character of the area's heritage. Resources.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area. Potential to incorporate ideas for heritage regeneration generated through the Thurso Charrette.	++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Part of conservation area is located in the town centre. Any future development has the potential to effect the setting and character of the area's heritage resources.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area. Potential to incorporate ideas for heritage regeneration generated through the Thurso Charrette.	++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	All development within the conservation area and/or affecting a listed building will need to be appropriate. Arch evaluation may be required for new development within the core area	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area. Potential to incorporate ideas for heritage regeneration generated through the Thurso Charrette.	++ Large-scale redevelopm ent and reuse of historic buildings/bu ilding from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservatio n area or scheme of safeguardin g

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Adjoins Thurso Bay - current status is High.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Phase 2 of the Harbour Trust's plans include a deepwater basin.	Further expansion plans to be fully assessed and mitigation identified.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Some flood risk noted by SEPA	FRA required	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion		Further expansion plans to be fully assessed and mitigation identified.	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Due to the amount of activity which already exists at the site it is assumed that ecological value is relatively low in the area.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- development of the site would have a minor negative effect on a Natura 2000 site	North Caithness Cliffs SPA which supports breeding seabirds	Further expansion plans to be fully assessed and mitigation identified.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Holborn Head SSSI designated for geological value (Silurian - Devonian Chordata and maritime cliff)	Further expansion plans to be fully assessed and mitigation identified.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Constraints within Thurso town centre	Development of Scrabster Harbour may encourage investment in the Thurso Bypass	+ Proposal would not generate traffic or require a connection
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Constraints within Thurso town centre		+ Opportunity to improve local access issues

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	++ development will make a significant contribution to sustaining local services	Harbour development could become increasinly important to the local economy.		++ development will make a significant contribution to sustaining local services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	- Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks	Potential to impact on the core path to Holborn Head Lighthouse	Protection of the core path.	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land

11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	The harbour already exists and is not visible from the north or west due to ground levels. Further development at the harbour will have limited impact on the landscape.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	The harbour already exists and is not visible from the north or west due to ground levels. Further development at the harbour will have limited impact on the landscape.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	C-listed Ice House and B-Listed Holborn Head Lighthouse could be impacted by development	Ensure development takes into account the setting of these listed building.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	The harbour already exists and is not visible from the north or west due to ground levels. Further development at the harbour will have limited impact on the landscape.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: Land South of Scrabster Mains Farm (TS016: Land at Scrabster Mains Farm, TS17: Land North West of Thurso Business Park, TS03: West of Upper Burnside)
Settlement: Thurso/Scrabster
Site size (ha): 43.0

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

2a	-- 500+ houses or 20ha + of industrial or employment land. Proposal is significantly far from existing centres population or similar uses and/or Proposal will cause a significant increase in use of private car (Co2 emissions)	Large scale expansion of the town including a mix of uses.		- Proposal is far from existing centres of population and/ or similar uses and/or development 50-499 houses or 3-19ha of employment/industrial land and/or Proposal will cause a minor increase in use of private car
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Part of the site is within the extent of the flood map and therefore may be at risk of fluvial flooding. The topography of the site is such that the flood plain is quite wide.	FRA required for parts of the site. Development setbacks may also be required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Far enough away from the sure to have no signifcant impact on coastal processes.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The area is almost exclusively open and realtively flat agricultural land. There are several field boundaries with ditches but there is little vegetation and limited ecologicial value.	Development of the area could make positive features of the watercourses and with vegetation planting could encourage more wildlife.	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Pennylands SSSI (geological value) could be affected by surface water runoff	SUDS required and connection to public sewers	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Gleys		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	the site can offer little by way of habitats or biodiversity.	masterplanned development of this large area to the west of Thurso to encourage some biodiversity, e.g. structural planting, hedgerows, buffers around watercourses.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site generally slopes from west to east and is realtively flat.		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated	Development of this area would put considerable pressure on key junctions onto the A9 and several other roads.	New access road from the A9 is proposed as part of the development of the enterprise area. Thurso Bypass may also be more viable.	+ Proposal would not generate traffic or require a connection
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Business development essential for addressing issues associated with Dounreay closing down.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space		In line with the Council's Open Space in New Residential Development Supplementary Guidance.	+ Improves/enhances green network connectivity, existing open space or key access network

10b	0 There will be no net increase in open space		In line with the Council's Open Space in New Residential Development Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential for connections with other development sites in the area and existing open space in the area, e.g. sea front.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land

11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development	Gleys		X not applicable to type or location of development
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Some 3.2 but mainly 4.1 but this is realtively high for Caithness.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Development would increase the settlement boundary but development between Thurso and Scrabster appears a natural direction for the area to grow.	Good siting and design, landscpaing and relevant development setbacks from key features.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	- proposal would be visually intrusive in wider general scenery	Development would increase the settlement boundary but development between Thurso and Scrabster appears a natural direction for the area to grow.	Good siting and design, landscpaing and relevant development setbacks from key features.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b		Arch mitigation (evaluation) would be required	Arch mitigation (evaluation) would be required	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Development would increase the settlement boundary but development between Thurso and Scrabster appears a natural direction for the area to grow.		X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The current status of the Kyle of Tongue is Good. No existing pressures are noted by the RBMP tool.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small burn running through site	Riparian buffering, and designing burn into design of development. Burn not to be culverted	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No private water supplies within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Small burn and groundwater features within site, may indicate a shallow water table and potential groundwater flooding. FRA may be required.	Flood Risk Assessment required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Mosaic of burn, woodland and scrub habitat onsite	caerful design to safeguard exiting habitats to be incorporated into design	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Burn on site may contain otters. Surrounding tree belts may contain bats.	Protected species survey and mitigation plan may be required for future development.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site has a degree of shelter from surrounding topography.	Opportunity to provide further shelter belts within the site.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	- Proposal will put existing road network under strain	Adjacent road is single tracked but with passing places.		0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	No existing access.		0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Overhead lines across one potential access to site. Another access route is possible.		0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site		All development to connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land	No structures on site.		X No opportunities to make use of brownfield land or remediate contaminated land
12a	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	0 proposal would not be visually intrusive	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue. SNH identify some of site as suitable for housing in Sutherland Landscape Capacity Study		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	No appreciable effect on nearby Castail Barraich Scheduled Monument.		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue. SNH identify some of site as suitable for housing in Sutherland Landscape Capacity Study		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: TG02: North of Varrich Place
Settlement: Tongue
Site size (ha): 2.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The current status of the Kyle of Tongue is Good. No existing pressures are noted by the RBMP tool.		x Not Applicable
1b	x Not Applicable	No surface water onsite. Any development has the potential for release of pollution through sewage.		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	x Not Applicable	Site is not located within an identified flood risk area.		x Not Applicable
4a	x Not Applicable	Site is not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply. Some potential connectivity to wildlife apparent across the site. Potential for protected species unknown.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Potential for protected species unknown.	Protected species (otters) survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some potential connectivity to wildlife apparent across the site.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site has a degree of shelter from surrounding topography.	Opportunity to provide further shelter belts within the site.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	A838 is double tracked adjacent the site.		0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Drainage may be an issue.		0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		all development to be connected to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections	Path recorded along existing road through site.	Opportunity to enhance connections into wider countryside.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Path recorded along existing road through site.	Opportunity to enhance connections into wider countryside.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land

11d	X No opportunities to make use of brownfield land or remediate contaminated land	No structures on site.		X No opportunities to make use of brownfield land or remediate contaminated land
12a	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA designation.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA designation.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	- proposal would be visually intrusive in wider general scenery	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA designation, visual amenity of existing housing at Varrich Place, and SNH Sutherland Landscape Capacity Study	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	No appreciable effect on nearby Castail Barraich Scheduled Monument.		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	X Not applicable to type or location of developme nt			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16e	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	X Not applicable to type or location of development			X Not applicable to type or location of development

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The current status of the Kyle of Tongue is Good. No existing pressures are noted by the RBMP tool. Any development has the potential for release of pollution through sewage.		x Not Applicable
1b	x Not Applicable	Development is unlikely to result in a direct physical impact on the adjacent watercourse.		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Kirkboll Burn flows through site and may be a potential cause of flood risk. Steep gradient at site (East to West) which may cause increased surface water runoff, drainage is a matter for the LA.	Flood Risk Assessment required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Kirkiboll burn runs through site, mature trees in middle of site- potential impacts on local biodiversity value	Careful siting, desing and incorporating exisiting trees and Kirkiboll burn into any development	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Burn across site may contain otters. Surrounding tree belts may contain bats. Bothe serve as a habitat corridor	Protected species survey may be required for future development. Habitat corridor should be retained and enhanced where possible.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	All three sites have a degree of shelter from surrounding topography.	Opportunity to provide further shelter belts within the potential development.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	All three sites placed well to utilise existing road connections.		0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Sites require new vehicle accesses to be provided.		0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		all development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land	No structures on site.		X No opportunities to make use of brownfield land or remediate contaminated land

12a	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	TG04: Proposals do not significantly extend the built area of Tongue. Some scope for development in the central area, along the roads and within the existing settlement. TG05: Majority of site outwith SDA, and would increase spralw into countryside	Scale -back development, and only allocate TG04	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Proposals do not significantly extend the built area of Tongue, but the majority of the site is outwith the SDA, SNH Sutherland Landscape Capacity Study identifed a large proportion of site to east as unlikely to be suitable for development.	Only allocate the western of site	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	- proposal would be visually intrusive in wider general scenery	Proposals do not significantly extend the built area of Tongue, but the majority of the site is outwith the SDA, SNH Sutherland Landscape Capacity Study identifed a large proportion of site to east as unlikely to be suitable for development.	ensure linear pattern and road development patterns that defines tongue built forms is maintained.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	No appreciable effect on nearby Castail Barraich Scheduled Monument.		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	Development should consider setting of surrounding listed buildings and Inventory designed landscape.	scope to scale -back development, or only develop smaller areas to reduce constraints. High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	Proposals do not significantly extend the built area of Tongue, but the majority of the site is outwith the SDA, SNH Sutherland Landscape Capacity Study identifed a large proportion of site to east as unlikely to be suitable for development.	scope to scale -back development, or only develop smaller areas to reduce constraints. High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

Proposed Plan Site Name: TG04: South of St. Andrew's Church
Settlement: Tongue
Site size (ha): 0.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The current status of the Kyle of Tongue is Good. No existing pressures are noted by the RBMP tool. Any development has the potential for release of pollution through sewage .	New development would be subject to suitable waste water treatment arrangements.	x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Burn at NE corner of site	Burn should be safeguarded through appropriate riparian buffering and site design. No culverting	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Kirkboll Burn flows along NE boundary of the site and situated upgradient. As such may be a potential cause of flood risk. FRA maybe required.	Flood Risk Assessment required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Burn nearby may contain otters. Surrounding tree belts may contain bats.	Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site has a degree of shelter from surrounding topography.	Opportunity to provide further shelter belts within the site.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site		all development to connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land	No structures on site.		X No opportunities to make use of brownfield land or remediate contaminated land
12a	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	Proposal is within the existing built area of Tongue. Sensitive location.	Good design will be a requirement. Design statement required.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Proposal is within the existing built area of Tongue, SNH Sutherland Landscape Capacity Study identify this iste as unlikely to be suitable for development due to landscape value.	Any development here should be sensitively sited and designed, including making due allowance for the setting of the church and burial ground, focal building to the east, and re-establishing a sense of arrival/exit for the west of the village.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Proposal is within the existing built area of Tongue, SNH Sutherland Landscape Capacity Study identify this iste as unlikely to be suitable for development due to landscape value.	Any development here should be sensitively sited and designed, including making due allowance for the setting of the church and burial ground, focal building to the east, and re-establishing a sense of arrival/exit for the west of the village.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	No appreciable effect on nearby Castail Barraich Scheduled Monument.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	Development should respect site and setting of B listed buildings to east of allocation.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Proposal is within the existing built area of Tongue, SNH Sutherland Landscape Capacity Study identify this iste as unlikely to be suitable for development due to landscape value.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features		High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Wick Bay rated as Good.		x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Two small areas which are at risk of pluvial flooding	FRA requirement with likely SUDS to be created	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	East Coast Caithness Cliffs approx 500 metres to the east. Proposed housing development unlikely to affect breeding birds.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Long Berry Coast SSSI approx 400m to the east. Geological importance so unlikely to be affected.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Long Berry Coast SSSI/GCR Site is nearby		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Possible access issues depending on use	Road improvements may be required.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections

8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Potential for improvements to the existing areas of informal open space	Open space provision in line with the Council's Open Space Supplementary Guidance	0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	If open space provision is not secured there could be an overall loss due to some of the site being used as informal openspace.	Open space provision in line with the Council's Open Space Supplementary Guidance	0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Historical Environment Records show World War 2 activity including concrete gun platforms and battery production.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Historical Environment Records show World War 2 activity including concrete gun platforms and battery production.		+ Will remediate minor contamination or small scale contamination onsite
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land

11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	The site is part brownfield with contamination issues. Although it is not a particularly unattractive area it would benefit from being redeveloped.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Some archaeological remains are present. An archaeological survey was carried out in 2009.	Seek advice of Council HET for any further development.	Seek advice of Council HET for any further development.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	B-listed Coastgaurd Station situated on the NE corner of the area. Planning permission pending for erection of a single house within the grounds. Development of the area may reduce the presence of the building within the surroundings.	Developer requirement to consider the design and location of the building.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	- Developme nt of site would have a minor negative impact on a cultural heritage designation ’s wider setting	Historical Enviropnment Records highlight aracheological remains and sit includes a Listed Building.	Seek advice of Council HET for any further development. Developer requirement to consider the design and location of the building	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	A burn runs through several of the south east expansion sites.	FRA required and relevant mitigation identified.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Watercourse at the boundary of the site used for water supply for the nearby distillery	Appropriate mitigation including 25m setback from the burn.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car			- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Much of the land surrounding the burn is at risk of fluvial and pluvial flooding particularly to the east, south and west of Swanson Drive and around South Primary School.	FRA and relevant mitigation required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Due to the water course and areas of grassland there is potential for flora and fauna to be impacted.	If there is a significant risk then relevant surveys may be required and mitigation identified.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	East Caithness Cliffs SPA is to the east but development is unlikely to have an impact as there is sufficient seperation		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Long Berry Coast SSSI is to the east but development is unlikely to have an impact as there is sufficient seperation		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Due to the water course and areas of grassland there is potential for protected species to be affected.	If there is a significant risk then relevant surveys may be required and mitigation identified. Otter survey may be required due to proximity to watercourse and the coast.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Long Berry Coast SSSI is to the east but development is unlikely to have an impact as there is sufficient seperation		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	The burn may provide connections for wildlife.	It is assumed that relevant buffers would be in place as a result of the FRA mitigation. Use burn as a focal feature for natural greenspace amenity area to run through this site.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Low voltage OHL which runs across the southern section of the sites.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Significant mains extension required		0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Local openspace provision in line with the Council's planning policy guidelines.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Potential for greater connections along the south east of Wick	Ensure greenspace and green infrastructure is linked and enhanced.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings	Many other brownfield sites in and around Wick		- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	Former quarry identified north of March Road.	Site history assessment may be required.	0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land	Mainly agricultural land.		-- Large-scale use of Greenfield land

11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	The land is mainly 4.1 with a small section of 3.2 which is relatively high quality for Caithness.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t

13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/is olated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/iso lated coast

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Development of the SE of Wick has the potential to be damaging to the character of the area as some areas will be highly visual from the A9 which is a major entrance point to the town.	High quality design, layout and landscaping will be required.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Development of the SE of Wick has the potential to be damaging to the character of the area as some areas will be highly visual from the A9 which is a major entrance point to the town.	High quality design, layout and landscaping will be required.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	The lade that bisects the site is of historic importance (it was engineered by Telford).	The lade should be allowed to continue on its course as designed and not altered, impacted or realigned.	The lade should be allowed to continue on its course as designed and not altered, impacted or realigned.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Development of the SE of Wick has the potential to be damaging to the character of the area as some areas will be highly visual from the A9 which is a major entrance point to the town.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: WK04: North of Coghill Street
Settlement: Wick
Site size (ha): 5.1

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Small watercourses at the boundary of the site	The small watercourses at the boundary of the site may need to be considered and mitigation identified.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Agricultural field djoining residential properties. It is not considered to have a high ecological value.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Hedgerow planting around the perimter could enhance the connectivity.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space		Open space provision in line with the Council's Open Space Supplementary Guidance	0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	No potentially contaminative sources identified onsite/ offsite		0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	A small section at the northern edge of the site is classified as 3.2.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	To the south and west is residential suburban development. At present the site forms the settlement boundary to the north and east.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	The development has the potential to be visually intrusive from Papigoe and Broadhaven Road.	The siting and design of any further should be of a higher quality than what has been developed on the site to date. Consideration should also be given to the key view points.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting	The Pap Broch Sch Monument is located in the NE of the site.	minimum 20 metre buffer, could be excluded from the allocated area.	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Immediately to the north and NW os the site are B-Listed buildings at Hillhead Farm. The houses built so far on site are of relatively poor siting and design.	Development would be required to complement the setting of the listed buildings.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	The development has the potential to be visually intrusive from Papigoe and Broadhaven Road.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		The Pap does not currently have a an provision for public access. Development could be used to improve access to the site.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

Proposed Plan Site Name: WK05: Land West of Police Station
Settlement: Wick
Site size (ha): 0.5

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	Not at coast		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Site adjacent to the Wick River therefore any development may be at medium to high risk of flooding.	Developer requirement for a FRA	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Much of the area is vacant brownfield land.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply	A line of trees appears to run on the north side, between the site and the river	Safeguard tree line	X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Possible access issues depending on use	Road improvements may be required	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings	The area was previously associated with railway uses. Some areas are now grassland and other are vacant areas of hard standing.		++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
11b	- Potentially contaminat ed land or small amount of contaminat ed soil identified on site	Likely to be areas of contaminated land.	Contaminated land survey to be carried out by the developer.	0 Scale or type of proposal unlikely to effect contaminat ed land
11c	X No Greenfield Land			X No Greenfield Land
11d	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings			++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Vacant sites which would benefit from being redeveloped.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b	No significant issues, depending the on the nature and scale of proposal.	A small number of known features are recorded in the area which may require to be avoided.	A small number of known features are recorded in the area which may require to be avoided.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	+ Renovation /regenerati on of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environme nt and or minor enhanceme nt of the setting of a historic building	Wick Railway Station is B-Listed and development of the surrounding area would help to improve building's setting.		+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Wick Bay is rated as Good.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Wick Harbour Authority proposals include excavation of the site to bring it down to the level of the former quarry. This could have impacts on the shore line if incorporated within larger proposals.	Mitigation to limit the impact on the sea front but this may be unavoidable depending on the scale and type of development.	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	The site is located close to the coast and the hillside on the northern edge runs down to the former quarry at the seafont. The stability of the hillside is unknown.	Slope stability assessment required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- development of the site would have a minor negative effect on a Natura 2000 site	East Caithness Cliffs SPA is approx 500m to the east. Development of the site, especially significant groundworks associated with harbour expansion could have impacts on breeding birds etc.	Relevant surveys to be carried out.	?? Unknown
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Long Berry Coast SSSI to the east but unlikely to be impacted.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply
5e	?? Unknown			?? Unknown
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Possible access issues depending on use	Road improvements may be required.	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A

9a	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Harbour Authority are exploring the idea of quarrying out the site to bring it to the level of the adjoining disused quarry and using the material for land reclamation.		- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	-- Proposal would have a significant negative impact on quality of open space or access networks	The area is used as informal open space and there is a core path which runs through the eastern side. Development, particularly quarrying, would likely result in removal of the access route.	Explore potential for the Core path to be rerouted.	- Proposal would have a minor negative impact on the quality of existing open space or access networks
10b	- Proposal would result in minor loss in open space	The area is overgrown and is not a high quality open space.		0 There will be no net increase in open space

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

10e	-- Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal			- The proposal does not connect or relate well to existing open space or access networks or green networks
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land	Relaitvely poor quality greenfield land.		- Small scale use of greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land

12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	- Will increase use of primary resources	Harbour Authority are exploring the idea of quarrying out the site to bring it to the level of the adjoining disused quarry and using the material for land reclamation.		- Will increase use of primary resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A

14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Ruggd coastal land on the SE of Wick. The cliffs have been used in the past for landfill and as a quarry so it is not a nature coast line. Impact would depend on the land use and proposals.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Field drain on the northern boundary.	Sensitively design watercourse crossing.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Small watercourse along NW boundary. May be a potential cause of flood risk.	FRA may be required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Limited ecological value as it is a single agricultural field with no signifcant features.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	HV OHL running through SE corner	Underground the cable or have appropriate setback.	0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space		In line with the Council's Open Space in New Residential Development Supplementary Guidance	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		In line with the Council's Open Space in New Residential Development Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings

12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Mainly 4.1 but some 3.2		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Development would to some extent follow the existing northern boundary of Wick. But it would also erode the land which seperates Wick from Papigoe.		- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting	Although not within the site itself the site adjoins the scheduled monument The Pap, broch 350m E of Hillhead (Index no.578).	20m buffer from the site.	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Although not within the site itself there may be potential for improved access to The Pap broch Sch Monument.		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Proposed Plan Site Name: WK08: South East of Wick Airport Terminal Building, WK09: North of Wick North Primary School
Settlement: Wick
Site size (ha): 10.5

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Up to 20ha of empployment land.		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Small pockets of areas at risk of pluvial flooding	FRA may be required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Large open field system with minimal hedge rows.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Strip of woodland adjoining road to the airport.	Strip of woodland to be retained to provide screening.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Hedgerows could be planted around the site to give a small measure of improvement.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Strip of trees will help to screen from the prevailing wind.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Possible access issues depending on use	Potential road improvemnts required.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Large areas of the site were previously used as camp sites during WWII.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	?? Unknown		Contaminated land survey may be required.	?? Unknown

11c	- Small scale use of greenfield land	Some sections appear to be greenfield land		- Small scale use of greenfield land
11d	+ Minor redevelop ment of brownfield land and/or existing buildings			+ Minor redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	O No significant impact on the amount of waste going to landfill	Current location of a Highland Council's recycling centre		O No significant impact on the amount of waste going to landfill

13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape			0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		Clayquoy steading is historic and should be retained within any development	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	- Development would have a minor negative impact one or more water bodies identified in RBMP.	Adjoins Wick Bay which is rated High but has issues with dissolved oxygen and unknown toxins.	Reduce point source inputs. Connect to Wick public sewer.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Development on the south side of Shore Road could potentially impact on the physical environment.	Appropriate foul drainage to avoid potential pollution.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Records of flooding effecting the road due to heigh tide and wave action (Dec 2013)	FRA maybe required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Potential coastal impact depending on site layout and uses.		?? Unknown
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The site is used informally as for storage/car parking.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Cliff face to the north and development to both the east and west.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space		Potential for the area south of the road to be developed as open space.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		Potential for the area south of the road to be developed as open space.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings	Long term derelict site which has historical value.	High quality design would be of signifcant improvement to the area.	++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
11b	- Potentially contaminat ed land or small amount of contaminat ed soil identified on site	Site includes Dockland (CA-DCK-1002) and a former 500 gallon petroleum spirit underground tank (CA-GAR-1082).	A site history may be requested regarding the dockland area as part of the land here appears to be reclaimed from the sea and a site investigation may be requested regarding the underground fuel storage tank.	0 Scale or type of proposal unlikely to effect contaminat ed land
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelop ment of brownfield land and/or existing buildings	Long term derelict site which has local historical value.	High quality design would be of signifcant improvement to the area.	++ Significant/l arge scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Long term derelict site which has historical value. It is in a central location and is highly visible from the south head.	High quality design would be of signifcant improvement to the area.	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement
15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Long term derelict site which has historical value. It is in a central location and is highly visible from the south head.	High quality design would be of signifcant improvement to the area.	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		High quality design would be of signifcant improvement to the area and complement the Lower Pulteneytown Conservation Area.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16e	X Not applicable to type or location of development	Long term derelict site which has historical value. It is in a central location and is highly visible from the south head.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: WK12: Lower Pulteneytown
Settlement: Wick
Site size (ha): 5.9

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The site adjoins Wick Bay and Wick River both rated as Good.		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Redevelopment of existing sites which is unlikely to impact on direct physical water environment		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport	Town centre location, close to services.		+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	There are some areas noted as at risk of pluvial flooding however these are fairly minor.	Flood risk assessments may be required for specific sites.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues			0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	Potential for bats to inhabit vacant and derelict building.	Relevant surveys carried out as part of the planning application process. Bat surveys will be likely for derelict buildings.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Possible access issues depending on use	Road improvements may be required.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Development may help to establish new open space and re-establish active travel connections		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Development may help to establish new open space and re-establish active travel connections		+ Improves/enhances green network connectivity, existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	+ Will remediate minor contamination or small scale contamination onsite	Lower Pulteneytown is a former industrial area with many brownfield sites which may be contaminated.	Ensure contaminated land surveys are carried out where appropriate.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development

12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement	Redevelopment and regeneration of a key cultural hertiage area in Caithness.		++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement
15b	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses			++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	ruined building fronting the harbour is an original part of Pulteneyto wn. The CA boundary currently excludes the buildings	An appraisal (as part of the Wick CARS) is to be undertaken in due course and the boundary may be redrawn to include this set of buildings. Unlikely to support demolition of these buildings	An appraisal (as part of the Wick CARS) is to be undertaken in due course and the boundary may be redrawn to include this set of buildings. Unlikely to support demolition of these buildings	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building
16c	+ Renovation /regenerati on of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environme nt and or minor enhanceme nt of the setting of a historic building			+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building

16d	+ Renovation /regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building	Within the Lower Pulteneytown Conservation Area	An appraisal (as part of the Wick CARS) is to be undertaken in due course and the boundary may be redrawn to include this set of buildings. Unlikely to support demolition of these buildings	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	+ Renovation /regenerati on of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environme nt and or minor enhanceme nt of the setting of a historic building			+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building

Proposed Plan Site Name: WK13: Land West of Green Road
Settlement: Wick
Site size (ha): 0.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues

4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Within a built up area and potential for good solar gain/ solar orientation.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			+ Opportunity to improve local access issues

8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Slaughterhouse present within boundary and former Council yard.	History and possible site investigation maybe required.	0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land

13a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Redevelopment of vacant land.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	There are A, B and C listed buildings approx 200m to the south of the site		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Small drainage watercourse to the north and east which is unlikely to be affected.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Already developed with no ecological value.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species		Bat survey may be required for demolition	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Bounded to the south, east and west by built development.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Adjoins existing play park which is expected to remain after the school is relocated.		0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space	Adjoins existing play park which is expected to remain after the school is relocated.		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site partially intersects a former Quarry (CA-MIN-1314)	a site history may be required here	0 Scale or type of proposal unlikely to effect contaminated land

11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement	Redevelopment of a highly visible site within a residential area which will become vacant following the school merge.		++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement

15b	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses	Redevelopment of a highly visible site within a residential area which will become vacant following the school merge.		++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Redevelopment should take account of the Hillhead Mains listed buildings and The Pap ancient monument.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Redevelopment should take account of the Hillhead Mains listed buildings and The Pap ancient monument.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Redevelopment of a highly visible site within a residential area which will become vacant following the school merge.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coastzk		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species		Bat survey may be required.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Possible access issues depending on use	Road improvements may be required.	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Existing school building will become vacant in 2015.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	The SW section of the may have contaminated land issues.	Land assessment required with mitigation identified.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Existing school building will become vacant in 2015.		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Northern site is B-listed but will become vacant. The remaining circa 1960s buildings will be demolished.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	+ Renovation /regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building	Front section of the High School is B-Listed. Redevelopment would help to ensure it does not become vacant/derelict.		+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	+ Renovation /regenerati on of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environme nt and or minor enhanceme nt of the setting of a historic building	Front section of the High School is B-Listed. Redevelopment would help to ensure it does not become vacant/derelict.		+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building

Proposed Plan Site Name: WK16: Land at Francis Street
Settlement: Wick
Site size (ha): 0.2

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Significant sections of the site have been recorded as being within areas of pluvial flood risk.	Flood risk assessment required to inform planning application.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Cleared site.		0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Open space provision in line with the Council's Open Space Supplementary Guidance		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Open space provision in line with the Council's Open Space Supplementary Guidance		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site			+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Brownfield gap site.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development			+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	No significant issue. A building of historic interest survives on the north boundary and should be retained.			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Small watercourse (Mill Lade burn) runs along the SW boundary of the site.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Existing allocation highlights opportunity to make a feature of the burn.	Setback from the burn. Make positive feature of the burn.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	The burn is the primary water source of Old Pulteney Distillery which is immediately downstream	Relevant surveys and appropriate mitigation required.	0 Development is unlikely to have any significant effects on any water bodies or water supply source

CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Allocated for up to 20 residential units.		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk		Flood risk assessment required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The area is greenfield land which is not farmed, however, due to its proximity to the urban area it is not expected to hold much ecological value.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Watercourse along western boundary		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate	Bats may be present.	Bat survey may be needed if the building it is be demolished, or if any trees are to be lost.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	The minor watercourse through the centre of the site provides a focus for a habitat corridor and maintenance of connectivity to the south.	protection for watercourse and its corridor, to be part of the green network of the area	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Sheltered by surrounding development.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	The school playing field is included and it is uncertain whether or not this will be retained if the school is relocated.		- Proposal would have a minor negative impact on the quality of existing open space or access networks
10b	0 There will be no net increase in open space	There is potential for the burn to be opened up more for recreational purposes.	Seek that the burn is made a positive feature.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	There is potential for the burn to be opened up more for recreational purposes including active travel links.		+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Potential for the redevelopment of the school site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	It is noted that a former Mill Dam lies onsite to the NW on historical maps however our database does not show any potential source polygons onsite/ offsite.	The provenance of any infill material may be asked regarding the former Mill Dam through a site history should a Planning Application be submitted for this site.	0 Scale or type of proposal unlikely to effect contaminated land

11c	- Small scale use of greenfield land	Minor impact from the loss of greenfield land.		- Small scale use of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Potential for the redevelopment of the school site.		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	The site is situated within a built up area and despite some of it being greenfield land it has little ecological or recreational value at present.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	With high quality siting and design it could make an overall improvement to the area.		+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	With high quality siting and design it could make an overall improvement to the area.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The site adjoins Milton Burn (rated Good) which is downstream of Loch Hempriggs.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	The site adjoins Milton Burn (rated Good) which is downstream of Loch Hempriggs.	Relevant buffer from watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source			0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car			- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Approx 15% of the total area is affected by fluvial and pluvial flooding with it mainly being concentrated SW of the houses at Janetstown.	FRA required for any development on part of the site. Setback from areas of flood risk.	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	The sites are mainly grazing land/grassland (smaller area of marshland) but will have limited ecological value. The western edge adjoins Milton Burn but this has likely been significantly altered and also has limited ecological value.	Retain sections of openspace (e.g. areas of flood risk)	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Milton Burn runs into Lower Wick River SSSI which has fen land and wet grasslands which are priority species. Potential connectivity with Lower Wick River SSSI	Connect to public sewer. Ensure drainage does not affect water quality. Use of SUDS, use of buffer strips by watercourses, creation of open space areas in a way that also serves to protect watercourses.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species		If development affects the Burn of Milton this would suggest a species survey, although it already appears highly modified	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The marshland and the burn are most likely areas used as part of wildlife corridors but considered to have high ecological value.	Potential for land to be set aside for openspace and development setbacks to be identified. Scope for enhancement.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Some exposure to the NW and SW prevailing winds.		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	The developer will be required to provide the required level of openspace as per the Council's planning policy guidelines. There may also be opportunity to set flood risk land aside as openspace.		+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	The developer will be required to provide the required level of openspace as per the Council's planning policy guidelines. There may also be opportunity to set flood risk land aside as openspace.		+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections	Limited connectivity value.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections		Potential to improve active travel links between Newton Road and A882 (e.g. along the disused railway line.)	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections	Development of greenfield land.	Identify development buffers to provide green gateways into the town including active travel linkages etc.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	0 Scale or type of proposal unlikely to effect contaminated land	No potentially contaminative sources identified onsite, a former refuse site is located immediately south west of the site.	Further information on the gassing potential of the former refuse site may be requested.	0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land

11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	-- Will cause significant disturbance of carbon rich soils/wetlands	The site covers area of blanket bog.	Developer to submit Peat Management Plan to demostrate how areas of deepest peat and best qualityu wetland will be avoided in proposed layout and management of peat on site.	X not applicable to type or location of development
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Small section of 3.2 with the majority of land being 4.1 or 4.2.	Not to allocate section north of Janetstown.	0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	The area is outwith the existing SDA. Additional housing and employment development could be accommodated on the eastern side of the site.	A masterplanned approach could help to create distinct gateways into the town and integrate development within the landscape.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	- proposal would be visually intrusive in wider general scenery	Development of the whole site would have a significant impact on the landscape and character of the area.	A degree of development could help to create distinct gateways into the town and integrate development within the landscape.	+ proposal would lead to an improveme nt to an existing detracting feature in wider general scenery and/ or Type of proposed developmen t fits well with existing developmen t

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Development of the whole site would have a significant impact on the landscape and character of the area.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Approx 10ha of employment land.		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Disused section of the airport which will have limited wildlife habitat value		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	+ Proposal would not generate traffic or require a connection	Road connections already established to existing section of the business park.		+ Proposal would not generate traffic or require a connection
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A

9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Connection to WWTW would require signifcant extension .		0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings	The whole area is largely brownfield land which served as part of the airport during WWII.		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site		Seek advice from Contaminated Land Team	?? Unknown
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings	The whole area is largely brownfield land which served as part of the airport during WWII.		++ Significant/large scale redevelopment of brownfield land and/or existing buildings

12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Edge of town development but the business park is already established.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b		Retain historic buildings.	Retain historic buildings.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: WK22: Wick Harbour (Land at North River Pier)
Settlement: Wick
Site size (ha): 1.1

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Adjoins Wick Bay which is rated as High.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Development of the shore may include land reclamation.	Early engagement with SEPA and Marine Scotland and need for the proposals to be designed to ensure they do not have a negative effect on the marine environment.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source			0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	The site is situated below the 5m contour and therefore may be at risk of coastal flooding.	Harbour uses may not be as vulnerable to flooding as others. Land uses would be limited as to reduce the impact of any coastal flooding. FRA maybe required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Being on the coast the site may be at risk of coastal erosion.	Appropriate egineering would be required to protect from coastal erosion. Limit potential uses to harbour related only.	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Highly engineered area with little potential for supporting wildlife.		0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A
9a	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance		Some uses may be considered as bad neighbours but as a working harbour these uses may be acceptable in this location.	0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks	Although brownfield land (past industrial land) the proposal may fragment areas of riverside which are accessible to the public.	Ensure public access to the riverside during and after development. Core path/riverside paths could be improved as a result of the development.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	- Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks	Although brownfield land (past industrial land) the proposal may fragment areas of riverside which are accessible to the public.	Ensure public access to the riverside during and after development. Core path/riverside paths could be improved as a result of the development.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	The site has been used for harbour related uses for at least 200 years.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	The site has been used for harbour related uses for at least 200 years.	Relevant surveys to identify whether contaminated land is present and any appropriate mitigation.	+ Will remediate minor contamination or small scale contamination onsite

11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	site is located near waste producers and therefore complies well with ZWP locational criteria		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/is olated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/iso lated coast

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Harbour related uses would be acceptable in this location.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	There are some historic environme nt records in the area relating to previous harbour uses but the nature of these should not be signifcantly impacted upon due to the nature of the uses proposed.			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	There are some historic environment records in the area relating to previous harbour uses but the nature of these should not be signifcantly impacted upon due to the nature of the uses proposed.		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Proposed Plan Site Name: WK22: Wick Harbour
Settlement: Wick
Site size (ha): 10.1

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The site includes part of Wick Bay rated Good		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	The site includes part of Wick Bay (rated Good) and development, e.g. expansion of quayside may have a direct impact on it.	Relevant surveys required and early engagement with SEPA amd Marine Scotland to identifiy potential mitigation measures.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Som areas have high risk of coastal flooding.	FRA required and appropriate mitigation to be identified. Should explore opportunities for addressing existing flooding issues.	+ Provision of SUDS or flood managemen t plan could address local flooding issues
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Site forms part of the coast and could be affected by coastal erosion.	Investment in the harbour may allow for opportunities to address existing coastal erosion issues.	+ Proposal includes mitigation to address local erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designation s apply			X N/A no designations apply

5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Lower Wick River SSSI - possible connectivity in terms of water quality	Suitable management plan required to prevent deterioration in water quality at harbour	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate		Otter survey if the harbour is expected to be extended	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Wick Harbour Bridge is understood to maybe need some structural/engineering investment in the future.		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Quayside is proposed to be extended which is used for recreational events during the summer.	Ensure it is designed in a way which is adaptable.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	Quayside is proposed to be extended which is used for recreational events during the summer.	Ensure it is designed in a way which is adaptable.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Some underutilised and vacant sites around the harbour area could be brought back into use.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	Likely to be localised contaminated land issues.		0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land			X No Greenfield Land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Some underutilised and vacant sites around the harbour area could be brought back into use.		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development

12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	The harbour is historically the focal point of the town and rejuvination of industrial, business and recreational uses would be suitable in this location.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	The harbour is historically the focal point of the town and rejuvination of industrial, business and recreational uses would be suitable in this location.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Some archaeological may be present within the harbour area.	Archaeological assessment may be required with appropriate mitigation identified.	Archaeological assessment may be required with appropriate mitigation identified.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	There are several listed buildings (including the harbour pier) in close proximity but these are historically associated with harbour uses so the integrity should be preserved.	Ensure any development is designed in a way that respects the historical context of h area.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	The site adjoins the Pulteneytown Conservation Area but this is historically associated with harbour uses so the integrity should be preserved.	Ensure any development is designed in a way that respects the historical context of h area.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of developme nt	The harbour is historically the focal point of the town and rejuvination of industrial, business and recreational uses would be suitable in this location.		X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	The site adjoins the Pulteneytown Conservation Area but this is historically associated with harbour uses so the integrity should be preserved.	Ensure any development is designed in a way that respects the historical context of h area.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Proposed Plan Site Name: WK22: Wick Harbour (Sites at South Head)
Settlement: Wick
Site size (ha): 1.2

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Adjoins Wick Bay which is rated as Good.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Harbour proposals include an additional breakwater and harbour space which would directly impact on the shoreline.	Relevant surveys required and early engagement with SEPA amd Marine Scotland to identifiy potential mitigation measures.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car			- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Risk of coastal flooding	Flood risk assessment to be carried out and appropriate mitigation identified.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	-- The site is in an area of significant coastal erosion and/ or Will have a significantl y negative impact on coastal erosion	Nature of the potential development means that mitigation will be required to prevent coastal erosion.	Flood risk assessment to be carried out and appropriate mitigation identified to limit coastal erosion.	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	East Caithness Cliffs SPA is approx 600m to the east. Due to the industrial history of the site further development is unlikely to affect the SPA.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Long Berry SSSI approx 500m to the east but geological integrity is unlikely to be affected.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply

5e	- Protected Species present but licence not required due to ability to mitigate	Potential for otters and other protected species to be present due to coastal location	Relevant species surveys to be carried out.	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Due to the site forming part of the shoreline there may be some habitat connectivity concerns.	Relevant habitat surveys to be carried out.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Access is narrow in sections	Upgrading of sections of the road will be necessary	0 Proposal would be easily accommodated by existing Road Network
7b	+ Opportunity to improve local access issues	Better access to South Head		+ Opportunity to improve local access issues

8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	At present there are formal core paths which run through South Head. However the vision of the Caithenss LP has never fully been delivered. The path network was damaged during the recent storms.	Protection/enhancement/re-routing of the core path.	0 Unlikely to have any impact on existing open space
10b	- Proposal would result in minor loss in open space	At present there are formal core paths which run through South Head. However the vision of the Caithenss LP has never fully been delivered.	Protection/enhancement/re-routing of the core path.	0 There will be no net increase in open space
10c	- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks	At present there are formal core paths which run through South Head. However the vision of the Caithenss LP has never fully been delivered. Potential to severe sections of the core path.	Protection/enhancement/re-routing of the core path.	0 Utilises or is in close proximity to existing connections

10d	- Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks	At present there are formal core paths which run through South Head. However the vision of the Caithenss LP has never fully been delivered. Potential to severe sections of the core path.	Protection/enhancement/re-routing of the core path.	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings	Redevelopment of former quarry and former refuse site.		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Redevelopment of former quarry and former refuse site where there is likely to be high levels of contamination	Uses will likely be less sensititve and contamination assessments require with appropriate mitigiation.	+ Will remediate minor contamination or small scale contamination onsite

11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	The coastline has been used for industrial uses almost as far as east Scarf's Craig. There has been some return to a more natural environment over the past few decades but harbour related uses will not have a signifcant impact	High quality design. Siting and design guidance expected to be prepared for on-shore development relating to marine renewables sector.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	- proposal would be visually intrusive in wider general scenery	The coastline has been used for industrial uses almost as far as east Scarf's Craig. There has been some return to a more natural environment over the past few decades but harbour related uses will not have a signifcant impact	High quality design. Siting and design guidance expected to be prepared for on-shore development relating to marine renewables sector.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation 's wider setting	Site is close to B-listed South Pier Lighthouse.	Siting and design should respect nature of the lighthouse.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Pulteneytown Conservation Area within about 400 metres.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	The coastline has been used for industrial uses almost as far as east Scarf's Craig. There has been some return to a more natural environment over the past few decades but harbour related uses will not have a signifcant impact		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Proposed Plan Site Name: WK23: Wick Industrial Estate
Settlement: Wick
Site size (ha): 16.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car			- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Possible access issues depending on use		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	?? Unknown			?? Unknown
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape			0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

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

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The sites are unlikely to support much wildlife as the building is boarded up and the field is surrounded by built development.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Tree preservation order for the Miller St/Robert St area.	Add to the existing TPO area.	+ proposal will help safeguard a national, local conservation or geodiversity site
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Some mature woodland around the edges	Safeguard mature trees.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate	Features including watercourses and old buildings	Bat survey required is buildings are to be demolished.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Former steam saw mill building which is vacant. Renovation and reuse of the building would make an improvement to the area.	Avoid demolition and ensure a high quality design.	+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes a former Sawmill (CA-TMB-1012) and Garage (CA-GAR-1129).	Site Investigation maybe required.	0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Former steam saw mill building which is vacant. Renovation and reuse of the building would make an improvement to the area.	Avoid demolition and ensure a high quality design.	+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Loss of 3.2 land but doesn't appear to be part of a farm anymore.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape			0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Former saw mill of historic interest.	Buildings fronting Robert Street also of historic interest and these should be retained where practicable. Recording will be required prior to any redevelopment.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: Land Behind Ardgay Hall
Settlement: Ardgay
Site size (ha):

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	No waterbodies on site.	All development should connect to the public sewer.	x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport	Central site and within walking distance of railway station		+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not in an area of coastal erosion.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Site is currently covered in grass and used as amenity space		- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Aware of proximity to Dornoch Firth and Morrich More SAC. Otter is a qualifying interest.	Connection to public sewer required in view of proximity to Dornoch Firth and Morrich More SAC. Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC and qualifying interest of Otters.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Otters are a qualifying interest in the nearby Dornoch Firth and Morrich More SAC, but there is no water habitat on site.		0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Site is covered in grass but is surrounded by houses and other buildings.	Provide shrub planting.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Within walking distance to a railway station and a bus route.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A	Housing not a proposed use.		X N/A

9a	0 Potential minor constraint that can be mitigated	No overhead lines on site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Water capacity but limited waste water treatment capacity.	All development should connect to the public sewer.	?? it is unknown whether a connection will be available
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Site is currently used as a small amenity area with picnic tables, but is currently underused.		- Proposal would have a minor negative impact on the quality of existing open space or access networks
10b	- Proposal would result in minor loss in open space	Site is currently used as a small amenity area with picnic tables.		- Proposal would result in minor loss in open space
10c	0 Utilises or is in close proximity to existing connections	Site is surrounded by houses and other buidings so connections are difficult and development of site will not have any impact on this.		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	No core paths on or near site. National Cycle Network passes through Ardgay. However development of this site will not improve the connectivity of these.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land	Site is used for amenity purposes with picnic tables.		- Small scale use of greenfield land
11d	X No Greenfield Land			X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site.		X not applicable to type or location of development

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Land is classed as 3.2. This is not prime agricultural land but is comparitively good land.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill	If used for business use, potential to provide recycling facilities on site, however site is surrounded by residential properties.		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facility nearby.		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP lcoational criteria.		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Just outwith the Dornoch Firth NSA.	Ensure any building is no higher than surrounding buildings.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDA and a central site in the village. Surrounded by a mixture of old stone buildings and a housing estate.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Within the existing built up area		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	Several THC Historic Environment Records nearby, although development of site should not affect these.			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: BR08 West of Masonic Hall
Settlement: Brora
Site size (ha): 0.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Capacity indicated for 15 units		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Very small amount of pluvial flood risk on SEPA map and no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but site unlikely to have any impact	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Land is currently unused open space surrounded by development with small amounts of vegetation around parts of the boundary. Potential to improve amount and diversity of habitat on site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Land is currently unused open space surrounded by development with small amounts of vegetation around parts of the boundary. Potential to improve amount and diversity of habitat on site	Habitat creation to link westwards	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site with some shelter from surrounding buildings	Provide shelterbelt planting	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain		The road serving this site would need to be widened to two-way as part of any development	++ Proposal would improve capacity on existing road network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections	Not the most central site but close to a range of local services and beside primary school		0 Proposal within reasonable distance to limited local services/transport connections

8b	+ development could help sustain existing services	Brora Primary School and Golspie High School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Brora WWTW has capacity	All development should connect to the public sewer. On site extension of water and sewer services required.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Not formal open space at present		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 15 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Not adjacent to any other areas of formal open space. Potential longer term to link into open space if site to the west are developed.		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	No core paths but several path records around site		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Link into existing surrounding pedestrian connections. A path network could serve this site and site to the west.		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	Information not available		?? Unknown

13a	O No significant impact on the amount of waste going to landfill	Relatively small scale development		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste maangement facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Business and industrial uses not proposed for site		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDAS and current allocation. Surrounded by existing buildings, rounds off settlement	Sensitive siting and design	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Backs onto existing development	Incorporation of landscaping and planting to enhance landscape setting	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	Several HER adjacent to site, including school building			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: BR09 Carrol House
Settlement: Brora
Site size (ha): 0.3

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Permission for 17 apartments on site		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Mature trees and garden on site; bats may be present	Retain trees as per planning permission	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC although development unlikely to have impact	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Inverbrora SSSI		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply however mature trees on site	Retain trees as per planning permission	+ Proposal will protect Ancient Inventoried woodland
5e	- Protected Species present but licence not required due to ability to mitigate		Bat survey and protection plan may be required	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain trees as per planning permission	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Flat site set within a mature garden, surrounded by existing buildings		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Planning permission has addressed any issues		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Planning permission has addressed any issues		0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Not on bus route		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Brora Primary School and Golspie High School both have capacity		+ development could help sustain existing services

9a	0 Potential minor constraint that can be mitigated	Overhead line adjacent to site	Set back from overhead lines	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Permission given for 17 apartments so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Proximity to bowling green and tennis courts		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Proximity to nearby core path, however development of site will have no direct impact		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections	Existing paths around site	Enhance existing paths with dropped kerbs	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Existing building has permission to be demolished		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present	An electrical sub-station lies within the boundary of this site		X No contamination present
11c	X No Greenfield Land	Previously developed land		X No Greenfield Land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Existing building is to be demolished and replaced with new buildings which will ensure re-use of the site as infill development of an existing residential area		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development

12b	X not applicable to type or location of developme nt	Brownfield site		X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill	Unlikely that site will be able to provide onsite recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facility nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not allocated for business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and an existing allocation. Established residential area. Planning permission already granted for 17 apartments in 2 x 21/2 story blocks.	Ensure scale and design are sensitive to character of surroundings	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Within an established residential area and substantial building already on site		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Within proximity of B listed Royal Marine Hotel	Sensitive siting and design	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

Site Name: BR10 Tordale
Settlement: Brora
Site size (ha): 2.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Housing capacity indicated of 20 units		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some parts of site may be used for grazing, remainder of site is gorse and relatively overgrown. Potential for biodiversity to increase on site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but site unlikely to have any impact	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Gorse/rough grass habitat on site	Maintain and if possible enhance biodiversity on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Some parts of site may be used for grazing, remainder of site is gorse and relatively overgrown. Removal of gorse areas may remove habitat corridors, but potential for new ones to be created, linking site to wider countryside	Habitat creation running east-west on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Undulating landscape which could provide some natural shelter		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain		The road serving this site would need to be widened to two-way as part of any development	++ Proposal would improve capacity on existing road network
7b	0 Proposal in close proximity to utilise existing connections and access			+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections	Not a particularly central site but it is close to primary school and some local services		0 Proposal within reasonable distance to limited local services/transport connections

8b	+ development could help sustain existing services	Brora Primary School and Golspie High School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines pass through site	Setback from overhead lines	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Brora WWTW has capacity	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Not currently used as formal open space		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 20 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	No formal open space adjacent to connect to		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	No core paths in or around site. Several path records around and leading into site	Maintain and extend existing paths into site	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Provide path linking into adjacent roads/paths	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on a former Gravel Pit (SU-MIN-1079)		+ Will remediate minor contamination or small scale contamination onsite
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	?? Unknown	Information not available. Parts of site may be used as grazing, remainder of site is gorse		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Relatively small scale development		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Business and industrial uses not proposed on site		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and current allocation.	Sensitive siting and design. Incorporation of landscaping and planting to enhance landscape setting.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Will extend settlement to the northwest and be a prominent entrance site. Existing development in that part of settlement.	Sensitive siting and design. Incorporation of landscaping and planting to enhance landscape setting.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Two HER on site			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: BR11 Former River Fascally recreation area
Settlement: Brora
Site size (ha): 2.2

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Adjacent to River Brora which as RBMP waterbody. It is classed as having good status with no pressures identified.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Adjacent to River Brora	Ensure buffer between site and river	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No water supplies noted within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Far from existing population at Brora		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car
3a	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk	Majority of site within fluvial flood risk. Currently used as playing field but housing on site would be more vulnerbale to risk. Site is within flood plain so any development here increases probablility of increased flood risk elsewhere.	Flood Risk Assessment required and no development should take place in areas shown to be at flood risk.	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Dependant on final use; if remains as open space/community use there should be no or minimal impact	Enhance existing habitats	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but unlikely to have impact	Ensure no adverse impact on water quality from run off, discharges or pollution. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No overlap with Inverbrora SSSI, on other side of River Brora from this site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently a playing field although it is surrounded by scrubland and non-coniferous trees		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain existing vegetation and tree belts along river	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site is sheltered by topography and surrounding vegetation	Orientate any buildings to benefit from solar gain	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	?? Unknown			?? Unknown
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	-- Not within walking distance of any transport connections or services with no scope for future connections	No footpath links to site and unlikely that road could be widened to provide a footpath		-- Not within walking distance of any transport connections or services with no scope for future connections
8b	0 appropriate school capacity	Dependant on use of site however Brora Primary School and Golspie High School both have capacity		0 appropriate school capacity

9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity. Waste water in serviced by private system. Significant distance from waste water services.		0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Depends on use of site, if housing there may be an effect on open space, however if site continues as open space there is potential to improve the quality of what is currently there.		- Proposal would have a minor negative impact on the quality of existing open space or access networks
10b	- Proposal would result in minor loss in open space	Depends on use of site, if housing there may be an effect on open space, however if site continues as open space there is potential to improve quality but not increase quantity		- Proposal would result in minor loss in open space

10c	0 Utilises or is in close proximity to existing connections	Barrier of a road with no pedestrian crossing between this open space and open space at heritage centre	Encourage links with open space across road	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Core path SU06.11 to be protected	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Potential to enhance core path. Provide links to other paths and green spaces nearby.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on the former Brora brickworks (SU-CON-1002) and Colliery (SU-MIN-1041). Site also lies within 250m of Crofthaugh Landfill (SU-WDS-1003)	A Site investigation may be required should a Planning Application be submitted for this site.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Previously used land		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Dependant on proposed use		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
12b	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Unlikely that site will be a desirable place for local recycling facilities as it is removed from the rest of the settlement		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	No proposed business or industrial use on site		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Outwith existing SDA. Already changing rooms on site and a hardstanding which is used as a carpark. Surrounding area is open countryside and removed from rest of Brora		- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate

15b	- proposal would be visually intrusive in wider general scenery	Surrounding area is open countryside		- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Several HER in and around site.	Retain any features linked to coal mining history of site	Retain any features linked to coal mining history of site	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	- Developme nt of site would have a minor negative impact on a cultural heritage designation ’s wider setting		Retain any features linked to coal mining history of site	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: Brora Station and Goods Shed
Settlement: Brora
Site size (ha):

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Near River Brora which is in RBMP and had a good status with no pressures identified.		x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No known water supplies within 250m of site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Northern end of site may be at risk of surface water flooding.	Flood risk assessment may be required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but unlikely to have any impact.	Likely to require HRA assessment. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Inverbrora SSSI but not adjacent to it.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	The two buildings on site are both unused sot here is potential for bats to be using them.	Bat survey required.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is surrounded by buildings, is adjacent to a railway line, and is beside the A9.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Flat site surrounded by other buildings.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Existing access onto A9.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity.	All development should connect to the public sewer.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space	Existing site is not used for open space. Brownfield site. Reusing the railway station and creating extra carparking is not going to increase the amount or quality of open space.		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Existing site is not used for open space. Brownfield site. Reusing the railway station and creating extra carparking is not going to increase the amount or quality of open space.		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections	No formal open space adjacent to site to link in to.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Not adjacent to a core path but number of footpath links in and around site.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Reusing the railway station and creating extra carparking is not going to enhance the green network.		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	+ Minor redevelopment of brownfield land and/or existing buildings	Two unused buildings on site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	Site lies on railway land. If land is used for additonal carparking then a likely informative would apply as it would not be a material change in sue.		0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land	Brownfield land.		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Brownfield site.		X not applicable to type or location of development
12b	X not applicable to type or location of development	Brownfield site.		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Site is relatively small so unlikely that there would be room to provide recycling facilities.		O No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management faciities nearby.		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria.		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and two empty buildings on site.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Within built up area. Reuse of buildings has the potential to improve the visual impact of the site.		+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	There are a number of nearby THC Historic Environment Records including the goods shed.	Sensitive siting and design.	Sensitive siting and design.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Brora Railway Station and the footbridge are C listed Buildings. There are also a number of B Listed buildings across the road.	Sensitive siting and design.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting		Ensure setting of listed buildings is not impacted.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: CT05: Old Reading Room Site and Land to the West
Settlement: Castletown
Site size (ha): 0.3

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Stangergill Burn runs along the SE boundary but is unlikely to be affected.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Large section of the south of the site is at risk of flooding from the burn	FRA required and any development must avoid areas affected by flood risk.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Grassed area is well maintained and the vacant buildings are well boarded up so little potential for biodiversity value. There may be interests around the burn alongside the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply

5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Some mature trees around Old Reading Room but some of these may need to be felled as they have grown too large for the curtliage of the property	Bat survey may be required	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Grassed area is well maintained and the vacant buildings are well boarded up so little potential for biodiversity value. There may be interests around the burn alongside the site.	Otter survey may be required.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The site itself is unlikely to be part of an important wildlife corridor but the burn alonside the site may.	Relevant surveys may be required and mitigation identified.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections

8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Currently on private sewer system. Potential upgrading required.		0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Potential improvement to the quality but reduction in size of the grassed area which is currently used as openspace	Provision of openspace in line with the Council's Openspace Supplementary Guidance.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	- Proposal would result in minor loss in open space	Potential improvement to the quality but reduction in size of the grassed area which is currently used as openspace	Provision of openspace in line with the Council's Openspace Supplementary Guidance.	- Proposal would result in minor loss in open space

10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Brownfield land. Buildings currently vacant. Grassed area is brownfield but currently used as openspace.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Potential contamination on the grassed area.	Contamination survey may be required.	0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land			X No Greenfield Land

11d	+ Minor redevelopment of brownfield land and/or existing buildings	Buildings currently vacant.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Infill site and vacant building, which if designed well, development would make a positive contribtuion to the surrounding area.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t

16c	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Old Reading Room building is B-Listed	Ensure any renovation of the building is sensitive to the hertiage value of the building	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

Site Name: CT08: Former Castletown Quarry
Settlement: Castletown
Site size (ha): 2.4

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is Good / High. Sewage discharge is noted as a pressure by the RBMP tool.	New development would be subject to suitable waste water treatment arrangements.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of the local waters is Good / High. Sewage discharge is noted as a pressure by the RBMP tool.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Low pluvial flood risk identified on site.	SUDS / flood mitigation works.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown		Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Possible access issues depending on use.		0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Site lower than adjacent sewer. Pumped arranagement may be required.		0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	X Not applicable			X Not applicable
10b	X Not applicable			X Not applicable
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	++ Significant/ large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	?? Unknown			?? Unknown
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Very limited structures on site		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings

12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	O No significant impact on the amount of waste going to landfill	No waste management facilities nearby		O No significant impact on the amount of waste going to landfill
13d	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Site relates to existing built development pattern.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Site relates to existing built development pattern.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: CT11: Land at West Dunnet Beach
Settlement: Castletown
Site size (ha): 4.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Dunnet Bay rated as High		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source			0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk		FRA required.	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Sand dunes which would be affected by any development		- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated			- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated
5b	X N/A no designations apply			X N/A no designations apply
5c	-- development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Fully within Dunnet Links which are important dune beaches		-- development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated

5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	Potential for some protected species to be present due to the vegetation and proximity to the sea.	Relevant surveys to be carried out.	- Protected Species present but licence not required due to ability to mitigate
5f	- developmen t of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated			- developmen t of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversity site or the qualities for which it has been designated

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Could affect movement of species along the shore front.		- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	- Proposal would result in minor loss in open space	The dune beaches are used for recreational uses and development would reduce this resource.		- Proposal would result in minor loss in open space
10c	- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks	The dune beaches are used for recreational uses and development would reduce this resource.		- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	0 Scale or type of proposal unlikely to effect brownfield land	Former quarry which is now in quite a natural state.		0 Scale or type of proposal unlikely to effect brownfield land
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings

12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Development would have a significant impact on the dune beach of Dunnet Bay		- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	- proposal would be visually intrusive in wider general scenery	Located close to a main public road and within an area used frequently by visistors		- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: DN08 Earl's Cross
Settlement: Dornoch
Site size (ha): 1.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	No watercourse on site		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Small amounts of potential fluvial flooding on site. Site almost built out.	Drainage Impact Assessment Required at Planning Stage to address Pluvial Flood Risk	+ Provision of SUDS or flood managemen t plan could address local flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal		Hedgerow planting and mixed vegetation to enourage linkages with nearby woodland	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5b	- developme nt of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC and Dornoch Firth and Loch Fleet Ramsar	Likely to require cumulative HRA assessments in relation to their possible effect on the Dornoch Firth SAC.	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Station Wood TPO and semi natural woodland. North eastern boundary of site adjacent to forestry		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Hedgerow planting and provison of open space and landscaping, to enourage linkages with nearby woodland.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site mostly developed		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Capacity in Dornoch Academy and Dornoch Primary School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Two core paths adjacent to site	Improve links to core paths	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Link to paths outwith development area, especially to the east.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Majority of site already developed		X N/A no brownfield land onsite

11b	X No contamination present			X No contamination present
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land	Majority of site already developed		0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	X No Greenfield Land	Majority of site already developed		X No Greenfield Land
12a	X not applicable to type or location of development	Majority of site already developed		X not applicable to type or location of development
12b	X not applicable to type or location of development	Majority of site already developed		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Majority of site already developed		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	No business or industrial uses proposed		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	NSA to south of Dornoch		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation. Site is prominent and prior to current development, offered views to the sea. Will round off settlement. Site is almost built out.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Plots with views to sea are already developed. Site is almost built out.		0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	- Development of site would have a minor negative impact on a cultural heritage designation ’s wider setting	Near Earl's Cross Scheduled Monument, but should have no impact as there is a woodland buffer		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Several HER sites nearby			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Onverlooked by B Listed Earl's Cross building, but majority of site already developed.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: DN09 West of Meadows Park Road
Settlement: Dornoch
Site size (ha): 12.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse on site	Retain and integrate watercourses as natural features within the development.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Western end of site is starting to get further away in distance from centre of Dornoch.	Provide pedestrian links to adjacent housing development	- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Very flat site with multiple drainage channels through the site and ground indicated as marshy on the OS Map. Some areas shown at risk of surface water flooding. FRA required to deal with small watercourses.	Flood Risk Assessment Required at Planning application stage.No development should take place in areas shown to be at risk from flooding.	+ Provision of SUDS or flood managemen t plan could address local flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide areas of planting to encourage movement of wildlife	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC, Dornoch Firth and Loch Fleet Ramsar.	Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth SSSI. Drainage could impact on SSSI as could disturbance.	Ensure any drainage does not impact on SSSI	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide areas of planting to encourage movement of wildlife into countryside beypnd to north and south. Retain and integrate watercourses as natural features within the development.	+ proposal will help safeguard a national, local conservation or geodiversity site

SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Flat site	Orientate houses to benefit from solar gain. Provide shelter belt planting.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	concerns that housing development on this site will lead to a further use of the Cuthill road as a rat-run to the A9.	Consideration should be give to providing a new link road between the site and the Evelix Road	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Eastern end of site is closer to local services		0 Proposal within reasonable distance to limited local services/transport connections

8b	+ development could help sustain existing services	Capacity in Dornoch Academy and Dornoch Primary School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections		Provide pedestrian link onto path which goes to Meadows Park and links to other open spaces being provided at adjacent developments.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Provide links to paths and roads to the north, east and south of the site.	0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies within 250m of a landfill (SU-WDS-1016), a disused refuse tip lies 110m SSE and is annotated in the current OS map.	At planning application stage a detailed site history may be required, with the possibility of a gas risk assessment site investigation being required	+ Will remediate minor contamination or small scale contamination onsite

11c	-- Large-scale use of Greenfield land		Provide usuable open space within development	- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt	Site is a mixture of 4.1 and 4.2 quality soil		X not applicable to type or location of developmen t
13a	+ Will facilitate sustainable waste manageme nt at a local scale		Provide local recycling facilities on site	+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management faciilty		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not proposed for business or industrial use		X Not applicable to type or location of developmen t

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Partly within Dornoch Firth NSA.	Sensitive development of site required; high quality design; appropriate scale	-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities
14b	X N/A			X N/A
15a	-- Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement	Would affect approach to and setting of existing town. Sutherland Landscape Capacity Study shows as unlikely to be suitable for development due to scenic resource. Adverse effect on farmed coastal flats that form a contrast to the hills beyond.	Sensitive landscaping and planting to reduce impact on settlement setting	-- Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement
15b	- proposal would be visually intrusive in wider general scenery			- proposal would be visually intrusive in wider general scenery

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	HER in and around site	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Numerous listed buildings 400m away from site		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development

16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: DN10 West of Sutherland Road
Settlement: Dornoch
Site size (ha): 2.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse on site	Retain and integrate watercourse as natural feature within the development	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Drainage issues rather than small watercourse may cause flooding issues	Drainage Impact Assessment Required at Planning application stage to address Pluvial Flood Risk	+ Provision of SUDS or flood management plan could address local flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC and Dornoch Firth and Loch Fleet Ramsar	Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth SSSI		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey may need to accompany any planning application.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide wildlife corridors from site into surrounding countryside. Boundary planting to provide small scale habitat corridors.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site		Provide shelter belt vegetation and orientate buildings to benefit from solar gain	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	- Proposal will put existing road network under strain	Concerns that housing development on this site will lead to a further use of the Cuthill road as a rat-run to the A9.	Consideration should be give to providing a new link road connecting the site to Evelix Road	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services	Capacity in Dornoch Academy and Dornoch Primary School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Link into open spaces around surrounding developments	0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections		Access to Evelix Road required for pedestrian users. Provision of pootpath along Sutherland Road	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network	Provision of footpath along Sutherland Road can provide links to open areas beyond the site	Provision of footpath along Sutherland Road	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Mostly 4.1 and 4.2 with a small amount of 3.2 at north western corner		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill		Provide recycling facilities on site	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not proposed for business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	In proximity of Dornoch Firth NSA	Sensitive development of site required; high quality design; appropriate scale	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Outwith SDA but adjacent to a completed housing allocation. Will affect the landscape experience entering Dornoch. Along with the development across Sutherland Road (H4 SULP) it could help round off western section of Dornoch.	Sensitive siting and design. Landscaping including stone walls, hedgerows and planting to reduce impact on settlement setting and create a positive edge and arrival point from the west.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	- proposal would be visually intrusive in wider general scenery	Development will affect views of Dornoch from the west and from Evelix Road towards the sea.	Sensitive form, scale and paterrn of housing	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b	One HER adjacent to site	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Numerous listed buildings 400m away		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: ET04 Edderton Glebe
Settlement: Edderton
Site size (ha): 13.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Edderton Burn lies to the south west of site and is classed as good. Adjacent to Dornoch Firth which is classed as good (but recently downgraded from high)		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate		Provide buffer to watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source

CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Unclear number of housing units suggested, however site is a considerable size.	Reduce size of site	0 Small scale proposal 1-49 houses or less than 2ha of employmen t/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Small amount of pluvial flood risk. Edderton Burn to south west, risk of flooding. North east of site runs along coast, potential for flooding. Well in close vicinity of site which may indicate shallow water table, potential for groundwater flooding.	Pull development back from the coast line. Flood risk assessment required and no development should take place in areas shown to be at flood risk.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues

4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Part of site is at coast but not thoguht to be at risk of coastal erosion	Pull development back from coastline	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Adjacent to Dornoch Firth SAC, Dornoch Firth and Loch Fleet SPA and Dornoch Firth and Loch Fleet Ramsar site. Needs to be		- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Section of site over railway line is adjacent to Dornoch Firth SAC, Dornoch Firth and Loch Fleet SPA and Dornoch Firth and Loch Fleet Ramsar site. Drainage, disturbance could be an issue.	Needs to be assessed in HRA.In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.Create a buffer between development and the edge of the SPA/SAC/Ramsar.	- development of the site would have a minor negative effect on a Natura 2000 site

5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Section of site over railway line is adjacent to Dornoch Firth SSSI	Create a buffer between development and the edge of the SSSI	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Coastal habitat vould be affected by disturbance		- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Open site from south and south east to the coast along the north and north east edges.	Orientate buildings for solar gain, provide shelter belt planting.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	No access currently over railway line. Existing access to adjacent sewage treatment plant is an unclassified road. Access road along western edge of site .		0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Bus stop nearby which provides public transport links to Tain and Dornoch.		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Edderton Primary School and Tain Royal Academy both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines cross site at two points	Set back from overhead lines	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Limited waste water treatment capacity. Southern site boundary contains water distribution pipe.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Possible link to Edderton Main core path	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Adjacent to national cycle network route	Possible link to Edderton Main core path	+ Improves/enhances green network connectivity, existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections		Possible link to Edderton Main core path	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land		Reduce scale of development	- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	Land is 3,2 agricultural quality	Reduce scale of development	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land

13a	O No significant impact on the amount of waste going to landfill		Provide local recycling facilities on site	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Not proposed for business or industrial use		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Section of site over railway line sits within the Dorncoh Firth NSA	Reduce development to land between road and railway to fit with existing settlement pattern and omit area within NSA. Landscape impact and design statement required. Very sensitive siting and design required.	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities

14b	X N/A			X N/A
15a	-- Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement	Outwith SDA. Site does not link well to existing housing so does not reinforce the existing settlement pattern or improve overall settlement design	Smaller amount of development land omiting land in NSA. Sensitive siting and design.	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	Site is visable from A836 and is on edge of settlement. Entrance site to Edderton from South.	Sensitive landscaping and planting to reduce impact on settlement setting. High quality sense of arrival/exit required at main road.	- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Few Historic Environme nt Records around periphery of site	Sensitive siting and design. Any archaeological remains must be recorded	Sensitive siting and design. Any archaeological remains must be recorded	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	- Developme nt of site would have a minor negative impact on a cultural heritage designation ’s wider setting	Adjacent to listed building (Old Manse C listed)	Sensitive siting and design	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: GP03 West of existing Business Park
Settlement: Golspie
Site size (ha): 4.2

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse along boundary	Provide buffer between any development and watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel	Adjacent to existing business allocation		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Small areas of the site may be at risk of surface water flooding, also a drainage ditch near the railway line at the site boundary may be contributing to the surface water		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	In proximity of Moray Firth SAC	All development should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Small watercourse running along southern boundary	Otter survey may be required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Maintain a buffer between development and watercourse on southern boundary	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc		Ensure buildings are orientated for solar gain	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	?? Unknown	Business and retail uses would generate different amounts of traffic		?? Unknown
7b	?? Unknown			?? Unknown

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Adjacent to existing business park		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Provide active travel links to the existing business park to the east	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	?? Unknown			?? Unknown

11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structure son site; site undeveloped		X No Greenfield Land
12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	?? Unknown	Information not available		?? Unknown
13a	+ Will facilitate sustainable waste manageme nt at a local scale	Recycling facilities on adjacent business park		+ Will facilitate sustainable waste managemen t at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources	No existing development on site		O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Outwith SDA but adjacent to it. Would be a logical expansion to existing business park. Shown on Sutherland Landscape Capacity Study as unlikely to be suitable for development due to value of scenic resource.	Sensitive siting and design	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	On entrance to Golspie	Sensitive siting and design including landscaping	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

Site Name: GP08 Rhives Farm Steading
Settlement: Golspie
Site size (ha): 0.2

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Not shown as at risk in SEPA flood maps, however history of flooding in adjacent Rhives Farm in 2007	Flood Risk Assessment required with planning application	+ Provision of SUDS or flood management plan could address local flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Mature vegetation around site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	proximity to Moray Firth SAC	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Close to Benvraggie Wood (semi natural and ancient and long established woodland). Already existing farm steading on site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate	Potential for bats on site	Bat survey required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing farm steading on site, surrounded by mature vegetation	Retain mature vegetation	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Within a cluster of buildings		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	- Proposal will put existing road network under strain	Height restriction at railway bridge	Provide passing places	0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			+ Opportunity to improve local access issues
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services	Golspie High School and Golspie Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines adjacent to site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Redevelopment opportunity of former steading building		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	+ Improves/enhances green network connectivity, existing open space or key access network	Core path passes site and adjacent to other path records. Beside mountain bike trails		+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Enhance links to existing paths	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Agricultural Steadings onsite.	Steading questionnaire submitted with plannnig application.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Previously developed land		X No Greenfield Land

11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Existing development on site		X not applicable to type or location of development
12b	X not applicable to type or location of development	Existing development on site		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	+ Will encourage sustainable use of natural resources at a local level		Encourage recycling and reuse of materials on site	+ Will encourage sustainable use of natural resources at a local level
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not intended for business or industrial uses		X Not applicable to type or location of development

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and current housing allocation in Sutherland Local Plan. Existing steading which sits within a cluster of buildings.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development			+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	In proximity to Chambered Cairn		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Few HER sites nearby			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Adjacent to B Listed Rhives House	Awareness of setting of listed building	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: GP09 Ferry Road
Settlement: Golspie
Site size (ha): 4.9

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse running along northern boundary	Provide buffer to watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Fluvial risk adjacent to site. Small areas of the site may be at risk of surface water flooding, also a drainage ditch near the railway line at the site boundary may be contributing to the surface water		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	proximity to Moray Firth SAC	All developments to connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Located between coast and small watercourse running along northern boundary	Otter survey may be required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Near coast but some shelter from golf course	Provide shelter belt vegetation	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	?? Unknown			?? Unknown
7b	?? Unknown			?? Unknown
8a	0 Proposal within reasonable distance to limited local services/transport connections			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services	Golspie High School and Golspie Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity. Extension to public sewer would be required.	All development should connect to public sewer.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of more than 4 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Adjacent to golf course and near playing fields		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	Adjacent to core path and footpath runs along southern boundary	Upgrade footpath	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Provide linkages to paths and open spaces nearby	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	?? Unknown			?? Unknown
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	3.1 quality soil		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not identified for business or industrial uses		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Outwith SDA and elongates settlement. Sutherland Landscape Capacity Study indicates site unlikely to be suitable for development due to value of scenic resource.		- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	- proposal would be visually intrusive in wider general scenery	Business park and railway line in backdrop. Open setting looking out towards the sea.		- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	Historic Environment Record adjacent to site			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: GP10 South Argo Terrace
Settlement: Golspie
Site size (ha): 1.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel	Any housing is well connected to rest of Golspie and nearby services. Open space would have no carbon emission impact		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Fluvial flood risk adjacent to site however topography appears to suggest that it would not be at risk of flooding	Flood risk assessment may be required if housing on site	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently a well maintained grass area with no hedgerows or other vegetation which is probably how it will stay if maintained as open space.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC	Likely to require HRA assessment. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Semi natural woodland in proximity but barriers of roads and houses bewteen this site and the woodland		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	If site remains as is there will be no improvement. If site partially developed, there is potential to introduce more vegetation on site. However site is severe fm surrounding countryside by housing and roads.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site	Orientate housing to maximise solar gain. Provide shleterbelt vegetation	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	South Argo Terrace is one way from A9 to graveyard heading north and remainder of road up to junction with Sibell Road is narrow. Sibell Road takes access off A9 and has a stretch with no pavement.		- Proposal will put existing road network under strain
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			- Limited opportunity / large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Within walking distance of primary and secondary schools		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Golspie High School and Golspie Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity. Sewer and water mians transecting site north to south.	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	-- Proposal would have a significant negative impact on quality of open space or access networks	Site is protected Open Soace in the Sutherland Local Plan. If it remains as open space, there is no impact and it remains as underused open space. If housing developed on site there may be opportunity to provide usuable open space.		-- Proposal would have a significant negative impact on quality of open space or access networks
10b	-- Proposal would result in significant loss of open space or access networks		Publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	-- Proposal would result in significant loss of open space or access networks
10c	- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks	Would lead to a dis-connectivity of areas of open space serving the eastern end of Golspie		- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks

10d	- Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks	Near to some core paths and footpath links, although footpath links on Sibell Road and South Argo Terrace are incomplete		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	?? Unknown	Information not available. Not currently used for agricultural purposes		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Relativley small scale development or it may remain as open space		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities near site		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	No business or industrial uses proposed on site		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA, is allocated as open space. Housing in immediate vicinty of site as well as another large area of open space. Sutherland Landscape Capacity Study identifies most of the site as unsuitable for development due to landscape value.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Site is flat	Any housing should be of a similar scale and height to adjacent housing	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Some HER nearby			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	In proximity to several C and B listed buildings but due to landform they are not visible from site		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: HK07: Land north of railway line
Settlement: Halkirk
Site size (ha): 1.2

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small burn running alondisde the site		- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk			-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open grass field which is unlikely to support much biodiversity		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Railway line to the south and built development to the west means that it is unliekly to form part of a habitat network.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present

11c	- Small scale use of greenfield land	Agricultural land		- Small scale use of greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	- Minor disturbance of carbon rich soils/wetlands	Potential carbon-rich soil given location to south of Halkirk.		- Minor disturbance of carbon rich soils/wetlands
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	The land is rated as 4.1.		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Located on the edge of the village and is set back from the road.	Bunding and planting.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Located on the edge of the village and is set back from the road.	Bunding and planting.	0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b				X Not applicable to type or location of development
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

Site Name: HD06: Helmsdale Harbour
Settlement: Helmsdale
Site size (ha): 0.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Site located at mouth of River Helmsdale: RBMP named water body 'River Helmsdale Kinbrance Burn to sea' Good Status	Further consideration of impacts to River Helmsdale may be required, depending on proposed site use.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Site located at mouth of River Helmsdale.	Further consideration of impacts to River Helmsdale may be required, depending on proposed site use.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk	SEPA suggest removing proposal: "Entire site at risk of coastal flooding. Parts of the site at risk of fluvial flooding from River Helmsdale. We would object unless prior to adoption an FRA demonstrates that the site is capable of being developed"	FRA required before development can occur. Uses limited to harbour/ marine activities.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues		Design & construction of any relevant development would have to factor in coastal erosion risk, including to existing infrastructure through DM process.	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	#N/A			#N/A

5b	- development of the site would have a minor negative effect on a Natura 2000 site	Moray Firth SAC meets E boundary of site.	Any proposed development would have to consider potential impacts to SAC interests. Prior any development proposal being considered, further consultation with SNH on relevant survey and mitigation is required.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI for geology to E of site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	Potential for impacts to Otter	Otter survey may be required, and mitigation implemented.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI for geology to E of site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated		Existing harbour function so further use for similar function unlikely to impact habitat connectivity. Consideration should be given to impacts upstream e.g. for Otter	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	X N/A No development proposed	Question not relevant to type of development		X N/A No development proposed

7a	- Proposal will put existing road network under strain	Depending on type of proposal, existing road infrastructure may be strained.		- Proposal will put existing road network under strain
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			- Limited opportunity / large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated	Underground power cables currently serving site and surrounding area.		0 Potential minor constraint that can be mitigated
9b	X the site use proposed does not require a connection			X the site use proposed does not require a connection

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	X Not applicable	Proposal is for future use of existing harbour facilities.	Any development to support harbour would have to be considered as part DM process.	X Not applicable
10b	X Not applicable	Proposal is for future use of existing harbour facilities.	Any development to support harbour would have to be considered as part DM process.	X Not applicable
10c	X Not applicable	Proposal is for future use of existing harbour facilities.	Any development to support harbour would have to be considered as part DM process.	X Not applicable
10d	X Not applicable			X Not applicable
10e	X Not applicable			X Not applicable
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Site includes Dockyard Area SU-DCK-1003 - site appears to be constructed from reclaimed land. Furthermore, a former Refuse Tip lies offsite within 250m, 40m ESE. From reviewing the historical maps, the refuse tip appears to be less than 30 years old.		+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes Dockyard Area SU-DCK-1003 - site appears to be constructed from reclaimed land. Furthermore, a former Refuse Tip lies offsite within 250m, 40m ESE. From reviewing the historical maps, the refuse tip appears to be less than 30 years old.	Redevelopment of site would require a Site Investigation to identify potential risk of contaminated land at reclaimed land part of this site.	?? Unknown
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	X Not applicable to type or location of development			X Not applicable to type or location of development
13b	X Not applicable to type or location of development	Proposal for use of existing harbour infrastructure.		X Not applicable to type or location of development

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Proposal is utilising existing harbour, within the SDA. Site is accessible, but road vehicle access issues may emerge depending on nature of development.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	x would have no impact on landscape	Proposal is utilising existing harbour, within the SDA.		x would have no impact on landscape
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	No Scheduled Monuments onsite.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Several interests at Harbour listed. Includes two shipwrecks offshore.	Consideration should be afforded to interests noted by RCAHMS	Consideration should be afforded to interests noted by RCAHMS	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Several B & C(S) listed buildings adjacent to site. Three B-listed buffer intersect N boundary of site.	Consideration should be given to any potential impacts of development to the listed buildings nearby.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

Site Name: LA07 & LAO8 South-west of Main Street
Settlement: Lairg
Site size (ha): 7.7

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Nearby River Shin was classed as having good ecological potential in 2008.River Shin has pressure from abstraction and is used by fresh water fish. Watercourse on site but not RBMP.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Watercourse on site	Retain and integrate watercourse as a natural feature within the development.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source

CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Allocated for 70 units.	Ensure pedestrian linkages to Main Street to encourage active travel.	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Adjacent to fluvial flood risk; site may be at risk from flooding.The site is adjacent to Little Loch Shin, no record of flooding at the site. The A836 which runs adjacent to the Loch and the site is partly within the extent of the flood map.	Flood risk assessment required and no new development should be located in areas shown to be at risk of flooding.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Mainly grassland	Provide more variety of vegetation on site	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Development should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide landscaping using a variety of vegetation, as part of the overall design layout and encourage linkages to mature trees on former Sutherland Arms site to create habitat areas and links.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Large site, with some areas more sheltered than others due to undulating nature of land.	Development should make use of undulating landform to provide shelter.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Existing access onto site could be acceptable for a small number of units.	Pedestrian access onto Main Street.	0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co		Pedestrian access onto Main Street.	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ development could help sustain existing services	Capacity at Lairg Primary School and Golspie High School.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines pass over eastern end of site.	Set back from overhead lines.	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Green field but not used as formal open space.		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 70 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space

10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	Adjacent to football pitch and tennis courts.	Ensure improved pedestrian access/links to football pitch and tennis courts.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Paths within site; adjacent to national cycle network route.	Maintain paths within site, ensure pedestrian linkages to Main Street	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Masterplan for site should take into account development at adjacent MU1 Former Hotel/outbuildings site.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present

11c	-- Large-scale use of Greenfield land	Large expanse of green field with limited habitat diversity.		-- Large-scale use of Greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site.		X not applicable to type or location of development
12b	?? Unknown	Information not available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Large site with potential for a lot of houses.	Consider possibility of providing recycling facilities on site	+ Will facilitate sustainable waste management at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	Not near a waste management facaility		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not allocated for business or industrial use		X Not applicable to type or location of development
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation.	Masterplan required for site to ensure houses are carefully designed to fit with the undulating landform and not visually intrusive.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Sutherland Landscape Capacity Study designates the site area as potentially unsuitable for development due to value of the landscape resource	Masterplan required for site to ensure development is carefully designed to fit with the undulating landform and not visually intrusive.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Adjacent to Historic Environment Record of Lairg Township.	Any archaeological remains should be recorded.	Any archaeological remains should be recorded.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: LA09 North of Manse Road
Settlement: Lairg
Site size (ha): 1.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Nearby River Shin was classed as having good ecological potential in 2008.River Shin has pressure from abstraction and is used by fresh water fish. No watercourse on site		x Not Applicable
1b	x Not Applicable	No waterbodies on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supply sources within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Allocated for 5 units		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Scrubland	Provide more diversity of vegetation on site	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Developments should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply	No trees on site		X N/A no designations apply

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RICS sites		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open site, additional planting could provide scope for creating links to other small wooded areas nearby	Provide more diversity of vegetation on site. Structural planting along edge of site to provide definition and context to housing	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	South west facing site on a slope	Provide shelter belts	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Capacity at Lairg Primary School and Golspie high School.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead line passes through site.	Set back from overhead lines.	0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Greenfield site but not formally used for open space.		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Capacity of 6 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Footpath access adjacent to site.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Footpath access adjacent to site and a track along the east side.	Design layout of development to link into track on east side	0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land	Allocated for 5 units.		- Small scale use of greenfield land
11d	X No Greenfield Land	No existing development on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site.		X not applicable to type or location of development
12b	?? Unknown	Information not available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable for local recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not allocated for business or industrial uses		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation. Sutherland Landscape Capacity Study indicates the western part of the site as an are of potential housing, but the eastern part as having landscape value	Sensitive siting and design especially on eastern side of site	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Site has housing development on three sides	Ensure any houses on top end of site do not go above skyline	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Some HER nearby	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Nearby B Listed Manse but not adjacent to site		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: LA10 East of Manse Road
Settlement: Lairg
Site size (ha): 1.4

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Nearby River Shin was classed as having good ecological potential in 2008.River Shin has pressure from abstraction and is used by fresh water fish. No watercourse on site		x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Allocated for 5 units		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Elevated site. Record of flooding on A836. Site is not located within an identified flood risk area and there is no history of flooding on the site		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain or replace vegetation on site	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity to River Oykel SAC	Developments should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some scattered trees on site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RICS sites		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retention of trees on site and some new planting to augment small areas of woodland around this area	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Shelter from surrounding buildings, south facing site.	Retain some vegatation	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections

8b	+ development could help sustain existing services	Capacity at Lairg Primary School and Golspie High School.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead line passes through top north east corner of site.	Set back from overhead line	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Greenfield site but not used as formal open space.		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 5 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	Footpath links adjacent to site.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Maintain or replace vegetation and provide pedestrian links to to north as well as south end of site	0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	- Minor disturbance of carbon rich soils/wetlands	There is the possibility that this site is on peat and may contain wetlands habitats.	Peat Management Plan showing how disturbance of peat has been minimised and how peat will be managed on site. Vegetation survey to demonstrate how impacts on wetlands have been avoided or if necessary mitigated.	- Minor disturbance of carbon rich soils/wetlands
12b	?? Unknown	Information not available		?? Unknown

13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable for local recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near a waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not allocated for business or industrial use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA and existing allocation. Shown on Sutherland Landcape Capacity Study as suitable for housing		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Surrounded by existing housing		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Some HER nearby	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: LA11 North of Lairg Industrial Estate
Settlement: Lairg
Site size (ha): 0.3

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	No watercourses on site		x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is overgrown and likely to be an abundance of wildlife on it	Maintain tree line	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity to River Oykel SAC	Developments should be conencted to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Surrounded by development	Ensure corridors are manitained into nearby trees on west of site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Elevated site, faces west, site slopes steeply		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Unclear where access could be taken from - north and east of site is surrounded by residential properties and a church, to the west there is a substantial difference between adjoing ground levels. Access is constrained from Lairg Industrial Estate.		- Limited opportunity / large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Capacity in Lairg Primary School and Golspie High School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No bad neighbours		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity. Sewer in north western verge.	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space		If more than 4 houses, publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections		Provide pedestrian links to nearby footpaths	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Site is undeveloped		X N/A no brownfield land onsite
11b	?? Unknown			?? Unknown
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of developme nt	Podzol on site		X not applicable to type or location of developmen t
12b	?? Unknown	Information not available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable for local recycling facilities. Recycling facilities already available nearby		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	Not near waste maangement facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not proposed for business or industrial uses		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA	Ensure buildings are low storey due to elevated nature of site	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive		Ensure buildings are low storey due to elevated nature of site	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Adjacent to Lairg Church of Scotland and within Lairg Township which are both listed in Historic Environme nt Record	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: LA12 Ord Place
Settlement: Lairg
Site size (ha): 1.3

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Existing use on site. Nearby River Shin was classed as having good ecological potential in 2008.River Shin has pressure from abstraction and is used by fresh water fish.		x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Adjacent River Shin is subject to medium likelihood of fluvial flooding. Part of the site may be at risk from flooding.	Flood risk assessment required for any planning application and no development should take place in areas shown to be at risk from flooding	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain trees and vegetation around perimeter of site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Developments should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Trees around perimeter of site	Retain and where possible enhance trees around the perimeter of the site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species		Retain and where possible enhance trees around the perimeter of the site	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RIGS sites		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain trees and vegetation around perimeter of site. Scope for additonal tree planting around the site to link into existing boundary trees and those by Little Loch Shin.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Some shelter from surrounding buildings. South facing, flat site.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Bus route passes site and within walking distance of facilities in Lairg.		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Golspie High School and Lairg Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines nearby.		0 Potential minor constraint that can be mitigated

9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space	Currently not used a formal open space.		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		Capacity of 6 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Adjacent to National Cycle Network and Highland Path Records, but will not improve connectivity of these to any great extent. No core paths on or near site.		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections	Ferry wood nearby so increases opportunity for future residents of site to have access to open space.	Access along A839 to be improved for pedestrians back to village assuming some form of access onto this road is expected.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite	Greenfield land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land	No formal open space lost		- Small scale use of greenfield land
11d	X No Greenfield Land	Site is undeveloped green field		X No Greenfield Land
12a	- Minor disturbance of carbon rich soils/wetlands	Most of the site is blanket peat apart from the north east corner which is podzol.	Design layout of site to avoid areas of peat and wetland	- Minor disturbance of carbon rich soils/wetlands
12b	X not applicable to type or location of development	No information available on quality of soil, however it is mostly blanket peat so not high quality agricultural soil		X not applicable to type or location of development

13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable for lcoal recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	not near waste management facility		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt	Not allocated for business or industry use		X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation	Similar pattern to surrounding housing; retain trees on perimter.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	- proposal would be visually intrusive in wider general scenery	Would be visible on approach to Lairg from the south	Similar pattern to surrounding housing; retain trees on perimter.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b	Historic Environme nt Record on site	Any archaeological remains must be recorded.	Any archaeological remains must be recorded.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Cluster of listed buildings adjacent to north east of site	Careful siting and design around curtilage of listed buildings.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: LV08: East of Main Street
Settlement: Lochinver
Site size (ha): 3.4

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The current status of Lochinver is High No existing pressures are noted by the RBMP tool		x Not Applicable
1b	x Not Applicable	No ditch, stream, river, other watercourse or the sea on or adjacent to site.		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	The 1 in 200 year water level for the general area for coastal flooding is given as 3.94mAOD. Although the site is not within the extent of the flood map. Elevations on the road adjacent tot the site are given as between 4-5mAOD.	Flood Risk Assessment required.	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Site is not located within an identified area of coastal erosion.	Site is not located within an identified area of coastal erosion.	x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	X N/A no designations apply			X N/A no designations apply
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	X N/A no designations apply			X N/A no designations apply
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Raised exposed site running north to south with west facing slope, however most development would take place adjacent to existing Main Street.	Opportunity to provide shelterbelts and sensitively design developemnt to avoid the most exposed locations.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Pre existing road connection difficult to develop as an access.		0 Proposal would be easily accommodated by existing Road Network

7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Pre existing road connection difficult to develop as an access.		0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Proposal builds out from existing village centre.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	0 appropriate school capacity			0 appropriate school capacity

9a	-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate And/ or Significant "bad neighbour" constraints such as a wind farm or quarry within or very close proximity to the site, that	Overhead line directly across site access.		-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate And/ or Significant "bad neighbour" constraints such as a wind farm or quarry within or very close proximity to the site, that
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		Improvements in local utilities may accompany planning permission for further housing.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	>4 houses so developer required to make open space provision		+ Improves/enhances green network connectivity, existing open space or key access network

10b	+ Small scale increase in open space	>4 houses so developer required to make open space provision		+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	>4 houses so developer required to make open space provision		+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	>4 houses so developer required to make open space provision		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Some existing buildings, walls and hardstanding on site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	?? Unknown			?? Unknown

11c	-- Large-scale use of Greenfield land	Majority of large site is greenfield.		-- Large-scale use of Greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Some existing buildings, walls and hardstanding on site.	Potential to reuse existing buildings.	+ Minor redevelopment of brownfield land and/or existing buildings
12a	- Minor disturbance of carbon rich soils/wetlands	Blanket peat coverage noted on site.	Any development must avoid areas of deep peat	- Minor disturbance of carbon rich soils/wetlands
12b	X not applicable to type or location of development	No croft land noted within close proximity to the development site.		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Within Assynt-Coigach NSA. Proposal would build from exisitng village centre but also onto undeveloped riased ground behind. Scale and extend of earthworks requried to achieve this site would likely have a significant visual impact		-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities
14b	X N/A			X N/A

15a	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Proposal would build from exisitng village centre but also onto undeveloped riased ground behind. SNH Sutherland Landscape Capacity Study identify this site and unlikely to accommodate development due to landscpae sensitivity		- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	- proposal would be visually intrusive in wider general scenery	Proposal would build from exisitng village centre but also onto undeveloped riased ground behind. SNH Sutherland Landscape Capacity Study identify this site and unlikely to accommodate development due to landscpae sensitivity		- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: LY06: Land at Shalligoe
Settlement: Lybster
Site size (ha): 7.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	- Development would have a minor negative impact one or more water bodies identified in RBMP.	There are a number of small water courses flowing through the site into the sea (passing through a SPA, SAC and SSSI). The site also bounds the sea to the south.	Appropriate development setbacks, connection to public sewer required.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Development of the whole site would result in some impact on the physical water environment.	Reduction in the size of the allocation and make water bodies a positive part of the development- riparian buffering, appropriate surface water drainage.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	There are a number of small water courses flowing through the site that haven't been modelled in the flood map. Additionally, a small part of the site is within the extent of the coastal flood map.	FRA required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Although the site adjoins the sea the majority of the site is in an elevated position and is not considered at risk of impacting on coastal erosion.		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

5a	-- development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	The number of designated sites and the presence of small watercourses and proximity to the sea means that the area will likely have a high level of biodiversity.	Relevant surveys to be carried out and mitigation identified.	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated
5b	-- development of site would have a likely significantly negative effect on a Natura 2000 site	East Caithness Cliffs - habitat for nesting birds.	Relevant surveys to be carried out and mitigation identified. Setback from cliffs.	-- development of site would have a likely significantly negative effect on a Natura 2000 site
5c	?? Unknown	Southern section includes part of the SSSI Dunbeath to Sgaps Geo but cannot find details of this designation.		?? Unknown

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	-- A protected species licence will require to be obtained in order for development to proceed	Likely to be some protected species within the site.	Relevant surveys to be carried out (including birds related to SPA designation) and mitigation identified. Setback from cliffs and water courses may be required.	0 Unlikely to be any impact on protected species
5f	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	East Caithness Cliffs SAC desigated for geological value.	Setback from cliffs.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	The number of designated sites and the presence of small watercourses and proximity to the sea means that the area will likely have a high level of biodiversity.	Relevant surveys to be carried out and mitigation identified. Setback from cliffs and water courses may be required.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Possible access issues depending on use		- Proposal will put existing road network under strain

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	- Connection not available to the network but one may be viable	Capacity issues at the sewage treatment works.	Await upgrading of the treatment works. All development to be connected to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space		Development could be used to gain greater access to the shore line, e.g. coastal paths.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Development could be used to gain greater access to the shore line, e.g. coastal paths.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Development could be used to gain greater access to the shore line, e.g. coastal paths.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Development could be used to gain greater access to the shore line, e.g. coastal paths.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	+ Minor redevelopment of brownfield land and/or existing buildings	Part of site was former quarry		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes a former Quarry onsite (CA-MIN-1510)	A site history would be required in the first instance should a Planning Application be submitted	0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	0 Scale or type of proposal unlikely to effect on soil or croft land	Noncalcareous gleys		0 Scale or type of proposal unlikely to effect on soil or croft land

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Grazing land. Uncultivated.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	?? Unknown	No details on the nature of development		?? Unknown
13d	?? Unknown	No details on the nature of development		?? Unknown
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Adjacent to some of the more recent development at Lybster and within a more seculded location within the village, provided cliff section is omitted from development.	Omit cliff section from development	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	?? Unknown	Very dependent on nature of development. Adjacent to some of the more recent development at Lybster and within a more seculded location within the village, provided cliff section is omitted from development.	Omit cliff section from development. Further information is required on the scale and nature of proposal to make an informed judgement	?? Unknown
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation ’s wider setting	Development could have a detrimental impact on the historic character of Lybster (,e.g. conservation area and listed buildings)	Siting and design would be particularly important.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building

16d	- Development of site would have a minor negative impact on a cultural heritage designation ’s wider setting	Development could have a detrimental impact on the historic character of Lybster (,e.g. conservation area and listed buildings)	Siting and design would be particularly important.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: LY07: Land south of Harbour Road; LY08: Land north of Harbour Road; LY09: Land north west of Russel Street
Settlement: Lybster
Site size (ha): 6.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Connection of site to Lybster Public Sewer	Protection to water course to NW of site from runoff and diffuse pollution by adequate buffering.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Site adjacent to existing fresh and wastewater infrastructure.	Protection to water course to NW of site from runoff and diffuse pollution by adequate buffering.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No existing water supplies within 250m of site.		x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	32 house development on 6.6ha land		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	Small area of Pluvial Floodrisk noted to east of site. Coastal flood risk within 200m, but site elevated significantly from coastline.	Drainage improvements required.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	S boundary of site within 200m of coast, but site elevated significantly from coastline.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	East Caithness Cliffs SPA within 300m S. Cliff habitat for internationally important populations of sea birds.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	East Caithness Cliffs SAC and SPA in proximity to sites.	East Caithness Cliffs SAC and SPA. Otter survey may be required.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site within 300m E of Reisgill Burn SSSI.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site within 300m E of Reisgill Ancient, Semi-Natural and Long Established woodland site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site connects to existing settlement. Large sections (N and S of site) are developing greenfield currently rough grazing land.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Relatively flat site, but on elevated position near (~300m) coast, therefore exposed. Slope at S edge site.	Sensitive siting and design, landscaping and planting to improve shelter.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	- Proposal will put existing road network under strain	Access may be an issue, expecially at junction. Possible slope issues. Check plots at edge of slope for erosion.	Possible slope issues. Check plots at edge of slope for erosion.	0 Proposal would be easily accommodated by existing Road Network
7b	+ Opportunity to improve local access issues	Bayview to Harbour Road (Blackpath) Core Path intersects W boundary of site.		+ Opportunity to improve local access issues
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co	Site is within walking distance to Lybster Settlement Centre, which provides a range of facilities including a Doctor's Surgery, Post Office, two shops and a bus stop.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	Wick High at around 70% capacity, Lybster Primary at around 50%	Wick High at around 70% capacity, Lybster Primary at around 50%	+ development could help sustain existing services

9a	0 Potential minor constraint that can be mitigated	Overhead Lines pass through site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Water mains are available onsite	all development requires connection to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Scope to improve habitat and amenity value of site. Housing capacity of site provides developer requirement of open space 'Open Space in New Residential Development SG.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space	Development of site will occupy areas of existing but unused openspace.	Potential to enhance and improve open spaces and their amenity value through master planning.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections	Development of site will occupy areas of existing but unused openspace.	Potential to enhance and improve open spaces and their amenity value through master planning	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Network of existing Highland Path Records surround site		0 Utilises or is in close proximity to existing connections
10e	+ Improves/enhances green network connectivity, existing open space or key access network	Scope to improve habitat and amenity value of site.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite

11b	X No contamination present	From Contaminated Land team: Records indicated possible Lybster tip, from site investigation findings in support of Planning Application 05/00043/OUTCA, no infilling was observed, therefore no comment on this site.		X No contamination present
11c	-- Large-scale use of Greenfield land	Considered largescale relative to the size of the existing settlement.	Sensitive siting and design, landscaping and planting to enhance landscape setting.	-- Large-scale use of Greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	0 Scale or type of proposal unlikely to effect on soil or croft land	Soils are Noncalcareous gleys of Thurso Series (~10% C content).		0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Loss of greenfield land, currently used as grazing. No data available of LCA category of site. Extensive similar land available in immediate surroundings.		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	+ Will facilitate sustainable waste management at a local scale		Size of development can require recycling facilities, or improvements to existing nearby facilities.	+ Will facilitate sustainable waste management at a local scale

13b	- Will increase use of primary resources	Development will require use of promary resources for construction.		- Will increase use of primary resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Site within existing SDA		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/is olated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/iso lated coast

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Site within existing SDA		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Site within existing SDA		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt	No scheduled monuments on or near site.		X Not applicable to type or location of developmen t
16b				X Not applicable to type or location of developmen t

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Multiple Category B & C listed buildings along E boundary of site, with several of these buildings' buffers intersecting the site.	Development of the site should take account of the Listed Buildings present. Sensitive design, landscaping and planting to afford adequate protection to listed building and the character of the existing streetscape.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Site's E boundary is shared with Lybster Conservation Area, listed for its local townscape character.	Development of the site should take account of the conservation area. Sensitive design, landscaping and planting to afford adequate protection to listed building and the character of the existing streetscape.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of developme nt	No Inventory Gardens of Designed Landscapes present onsite.		X Not applicable to type or location of developmen t

16f	X Not applicable to type or location of developme nt	No Inventory Historic Battelfields present onsite.		X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt	No World Heritage Sites present onsite.		X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features		Development of the site should take account of the historic environment interests of Lybster.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: TS19: Land North of Scrabster Mains Farm
Settlement: Thurso/Scrabster
Site size (ha): 10.9

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	- Proposal is far from existing centres of population and/ or similar uses and/or developme nt 50-499 houses or 3-19ha of employme nt/industri al land and/or Proposal will cause a minor increase in use of private car	Up to 10ha of development land.		- Proposal is far from existing centres of population and/ or similar uses and/or developmen t 50-499 houses or 3-19ha of employmen t/industrial land and/or Proposal will cause a minor increase in use of private car

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Limited ecological value due to grazing farmland with no field boundaires within the site.	Potential to improve ecological value.	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	May be used by deer and some other animals but due to current use this will be very limited.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space		In line with Open Space in New Residential Development Supplementary Guidance.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		In line with Open Space in New Residential Development Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential for (part) active travel linkages to be established between Scrabster and Thurso.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Potential for (part) active travel linkages to be established between Scrabster and Thurso.	+ Improves/enhances green network connectivity, existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections		Potential for green corridors with active travel links between Scrabster and Thurso	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings

12a	X not applicable to type or location of developme nt	Gleys		X not applicable to type or location of developmen t
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	4.1 but this is realtively high for Caithness.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Development to the east and north. Not in a high visual senstive area due to being on the edge of the settlement and in an elevated position.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Development to the east and north. Not in a high visual senstive area due to being on the edge of the settlement and in an elevated position.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Scrabster House is immedaitely to the south and is C-Listed.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: Land at Papigoe (WK36: Land South of Pilot Row, Papigoe WK37: Land North East of Mowat Place, Papigoe)
Settlement: Wick
Site size (ha): 3.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Adjoins Noss Head to Halberry Hea rated s High		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Adjoins the sea at Broad Haven Bay but in an elevated position and will not affect water body		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Adjoins the sea at Broad Haven Bay but in an elevated position and unlikely to be affected by coastal erosion.		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open agricultural land with limited value but the site adjoins the cliffs at Broad Haven which is likely to support a variety of wildlife.	Setback from the cliffs and relevant surveys to be carried out	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply

5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	Open agricultural land with limited value but the site adjoins the cliffs at Broad Haven which is likely to support a variety of wildlife.	Setback from the cliffs and relevant surveys to be carried out, e.g. bats and otters	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	The site adjoins the cliffs at Broad Haven which is likely to provide a corridor for wildlife	Setback from the cliffs and relevant surveys to be carried out, e.g. bats and otters	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools And/or Within walking distance to a public transport connection or service			- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools And/or Within walking distance to a public transport connection or service
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Open space provision in line with the Council's Open Space Supplementary Guidance	+ Small scale increase in open space
10c	X Not applicable			X Not applicable
10d	0 Utilises or is in close proximity to existing connections		Potential to create access to the shore line	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land

11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development			#N/A
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	4.1 which is realtively high for Caithness		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Associated masterplan shows how the expand of the housing groups could be accommodated within the landscape and retaining keys features such as the seperation between groups and key vistas		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Masterplan shows that it could be designed to minimise the visual impact.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	In close vicinty of Cairn of Elsay Broch but it is sufficently seperated enough to avoid impacting on its setting		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16b	Archaeolog ical sites present	Archaeological surveys may be required.	Archaeological surveys may be required.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

Site Name: WK03: Wick Airport
Settlement: Wick
Site size (ha): 196.0

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Multiple watercourses through the site but no issues raised by SEPA.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Some very small areas of pluvial flooding risk.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Nature of any development is unlikely to affect wildlife.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	CA-AIR-1005, wick airfield, CA-MIN-1705 mining, CA-TRN-1024 Depot, CA-EXP-1001 Wick airfield bomb store, CA-MIN-1361, CA-MIN-1656, CA-MIN-1571, all within boundary - histories	Possible further investigation depending on proposed use.	0 Scale or type of proposal unlikely to effect contaminated land

11c	X No Greenfield Land			X No Greenfield Land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t

13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Existing airport has scope for further development without affecting the landscape character.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16b		Development would not be supported by HET at the former WWII bomb store site.	Development would not be supported by HET at the former WWII bomb store site.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16c	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	Ackergill Mains B-Listed building is approx 750m from the edge of the airport. Hanger is contemporary with the WWII use of the airfield. It is of historic interest.	Have regard to this building. Any development impacting the building will require mitigation.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	No significant issue. Wick airport has elements (buildings, design, layout, earthworks etc) surviving from its use in WWII.	These should be retained and/or recorded prior to any impact.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: WK16: Land at Rhind House
Settlement: Wick
Site size (ha): 0.7

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Surrounded by housing and the site is mainly hardstanding or used for allotments.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Informal allotments in the south east corner	10 allotments to be created as part of the existing planning application	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	+ Minor redevelopment of brownfield land and/or existing buildings	Some of the site is brownfield (former school site)		+ Minor redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	Site was investigated by ERS for potential asbestos issues. No issues were found.		0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land	Approx 3500m2 of greenfield land but he very limited ecological or recreational value.		- Small scale use of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			X No Greenfield Land
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			0 Scale or type of proposal unlikely to effect on soil or croft land

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Part brownfield land and infill site which at present is underutilised.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16f	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: WK23: Land East of Murray Avenue
Settlement: Wick
Site size (ha): 3.8

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The site sits above Wick Bay which is rated as Good.		x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk	There has been records of surface water flooding at the boundary of the site.		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues

4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Agricultural land which appears to be no longer farmed. As a result some ecological value may exist.	Site surveys may be required.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Southern part is on the coastline although the coastal path and housing to the west is likely to deter shelter/resting/breeding sites.	Otter survey may be required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The site is bounded by development except for the cliff edge to the south but this will remain unaffected by any development.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Low voltage OHL runs through the eastern side of the site.		0 Potential minor constraint that can be mitigated
9b	- Connection not available to the network but one may be viable	Housing may encroach on existing WWTW with associated noise and oudour issues.	Site may not be large enough to set a sufficient developable land setback	- Connection not available to the network but one may be viable
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Open space provision require din line with the Council's planning policy guiidelines.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		There may be opportunities to tie in any open space provision with the coastal core path.	0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Core path runs alongside the south boundary of the site.	Link new development to the existing core path	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	4.1 Rated land.		0 Scale or type of proposal unlikely to effect on soil or croft land

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes

14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	The site is in an elevated yet out-of-the-way location. The site would be visable from the coastal footpath and existing development in the area is of typical suburban Caithness siting and design which is not particularly high quality.	Ensure a better quality siting and design.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	It is far enough from key viewpoints to not be visually intrusive but a better quality of siting and design should be encouraged.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	The Pap is 350m to the NW		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: WK29: Land south and west of Miller Avenue
Settlement: Wick
Site size (ha): 23.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	The site imediately adjoins Wick River which is rated as High status.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Adjoins Wick River	Appropriate setback from the river bank, connection to public sewer.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk		FRA required for some areas of the site.	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	x Not Applicable			x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	Site presently overlaps with SSSI	Appropriate setback from the SSSI - i.e. nothing on the river-side of the path	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Site includes part of the Lower Wick River which is a nationally important wetland area with flood plain fen and open water transition fen fringing the banks.	Appropriate development setback from the SSSI.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Site adjoins an area covered by TPO and this would need to be protected from any development.	Appropriate development setback from area covered by TPO.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate	Protected species are likely to be concentrated around the river bank.	Appropriate setback from the river should assist with lessening the likelihood of disturbance to otters. Path alongside river here probably deters resting/shelter sites being present but due to proximity to SSSI an otter survey will be required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Riverside area is important also for habitat connectivity	Appropriate setback from the river should ensure connectivity is maintained.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Access is unknown		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Access is unknown		0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Significant mains extension required		0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Open space provision in line with the Council's Open Space Supplementary Guidance		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections		Connect any new open space to the recreational facilities that exist at the riverside.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	- Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks	Core path from Miller Avenue to the river side.	Ensure public access to core path is maintained at all stages of development and link new paths to existing to create a more joined up network	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land

11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	All 3.2 rated land		-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t
13d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/is olated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/iso lated coast

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Development to west of Miller Avenue would see the expansion of the settlement boundary. It also has a well established settlement edge, i.e. large dry stone dyke.	Restrict development to area south of Miller Ave only.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Visually intrusive from the river side.	Restrict development to area south of Miller Ave only.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	No significant issues. There is some potential for buried archaeological remains and mitigation may be required.			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			X Not applicable to type or location of development
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Site Name: WK35: Land surrounding Elzy Road, Staxigoe
Settlement: Wick
Site size (ha): 6.6

WATER/DRAINAGE CONSTRAINTS	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
1a	x Not Applicable	Noss Head to Halberry Head is rated as High		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Small ditch on the northern boundary which is unlikely to be affected.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Do not immediatelty adjoin the coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Limited ecological value due to proximity to existing development and former agricultural land with no signifcant features.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Access issues to road network		?? Unknown
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Access issues to road network		?? Unknown
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections

8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	- Connection not available to the network but one may be viable	Scottish Water note that there is only waste water capacity for 10 housing units.	Limit development until additional waste water capacity is available.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
10a	0 Unlikely to have any impact on existing open space		In line with Open Space in New Residential Development Supplementary Guidance	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		The indicative masterplan shows two areas of openspace which would be created.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
11a	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land

11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	4.1 rated agricultural land		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t

13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Well connected to the main area of Staxigoe. Would help to balance development between Elzy Road which runs through Staxigoe.	If designed in a grid format with houses which reflect the Caithness vernauclar it could be an improvement to the area.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Well connected to the main area of Staxigoe. Would help to balance development between Elzy Road which runs through Staxigoe.	If designed in a grid format with houses which reflect the Caithness vernauclar it could be an improvement to the area.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	**Pre-Mitigation score**	**Comments**	**Mitigation**	**Post Mitigation Score**
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	The site is adjacent to Staxigoe Grain Store (B-Listed).	Development which complements Staxigoe Grain Store (B-Listed) could be an improvement.	+ Renovation/ regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16f	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16g	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t
16h	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features			O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

Appendix 5 – Cumulative Assessment of the Caithness and Sutherland Local Development Plan

Contents

Cumulative Assessment 1 – High level of development (100% of all allocated sites will be built out).....

Cumulative Assessment 2 – medium level of development (60% of all allocated sites will be built out).....

Cumulative Assessment 3 – low level of development (30% of all allocated sites will be built out) .....

Cumulative Assessment 1 – High level of development (100% of all allocated sites built out)

Assumptions made when assessing: Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the outcomes of the vision will also be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	**Justification** The vision indirectly seeks to protect biodiversity. By considering each site in turn including appropriate mitigation there will be opportunity to avoid a detrimental effect on protected species and habitats however this will vary across the area and will be different for each site. The majority of sites have avoided any statutory designations however there may be an effect from certain sites either alone or in combination with other sites and existing developments – this will be addressed through the Habitats Regulations Appraisal of the CaSPlan.	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2018
2	+/-	+	+	+	+	**Justification** Development at this scale is most likely to have a positive effect on the living environment of communities and human health as new developments can provide local services and facilitate community wellbeing. Open space provision may be negatively effected by development at this scale in the short term but in the longer term it would have a positive effect as new development will need to be delivered in line with the open space supplementary guidance. Development at this scale will enable wide scale enhancement of the green network.	Review vision/spatial strategy, general policies and allocations.	THC	
3	+/-	+/-	+/-	+/-	+/-	**Justification** This level of development will include the re-use of a	Review vision/spatial	THC	

						significant amount of brownfield land; however it may also lead to soil sealing and impacts on areas of importance for geodiversity. These issues will be dealt with on a site by site basis and mitigation will be brought forward through the proposed plan.	strategy, general policies and allocations.		
4	+/-	+/-	+/-	+/-	+/-	**Justification** All development must connect to the public sewer if it is within a settlement development area. Where allocations are adjacent to or contain a water course, mitigation will be provided on a site by site basis in the Proposed Plan. All sites will be required to enhance natural drainage and provide SuDS through the general policy approaches set out in the HwLDP. In most cases sites at risk of flooding have not been preferred for development. Adequate mitigation will be required on a site by site basis related to flood risk and given the scale of development under consideration in this option it is likely that there will be a level of sites which may be at risk of flooding across the area.	Review vision/spatial strategy, general policies and allocations.	THC	
5	+	+	+	+	+	**Justification** Some sites in the plan will facilitate growth of the renewable energy sector and as such will help to increase the proportion of energy from renewable resources across the plan area and beyond. With the level of development considered here it is likely that there will be a number of opportunities to reduce the need to travel through the delivery of new development which is likely to lead to a larger number of local services such as shops and businesses.	Review vision/spatial strategy, general policies and allocations.	THC	
6	+/-	+/-	+/-	+/-	+/-	**Justification** More development will lead to more people which will in turn lead to more waste. There will be opportunities to reduce waste in developments but these will vary with each different type of site and the scale/location of the site.	Review vision/spatial strategy, general policies and allocations.	THC	
7	+/-	+/-	+/-	+/-	+/-	**Justification** The plan with this level of development is likely to have both positive and negative effects on the historic environment however these are expected to be at a very local scale – mitigation for the negative effects has been identified through individual site assessments and appropriate developer	Review vision/spatial strategy, general policies and allocations.	THC	

						requirements will be included on a site by site basis in the Proposed Plan.			
8	+/-	+/-	+/-	+/-	+/-	**Justification** The level of development proposed is likely to have an impact on the character, diversity and unique qualities of the landscape. It has the potential to fundamentally change the landscape, sometimes creating new areas of local distinctiveness but other times it will alter the local distinctiveness. It also has the potential to have a lasting impact on the landscape character of the area as any scale of development would. The plan seeks through application of the HwLDP general policies to protect local distinctiveness by good siting and design of development, minimise the visual impact, maintain and enhance scenic value and limit the cumulative effect on landscape character. While the level of development proposed is large, it is unlikely that there will be an effect on wildness qualities as the preferred sites are all within settlements that have SDAs and they tend not to be close to wild land areas.	Review vision/spatial strategy, general policies and allocations.	THC	

Commentary

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and all of the allocated sites being built out, there will be some positive effects on the environment in terms of delivery of green infrastructure and reducing the need to travel. However there may also be negative effects in relation to landscape impact but this could be mitigated on a site by site basis.

Cumulative Assessment 2 – Medium level of development (60% of all allocated sites built out)

Assumptions made when assessing: Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the outcomes of the vision will also be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	**Justification** The vision indirectly seeks to protect biodiversity. By considering each site in turn including appropriate mitigation there will be opportunity to avoid a detrimental effect on protected species and habitats however this will vary across the area and will be different for each site. The majority of sites have avoided any statutory designations however there may be an effect from certain sites either alone or in combination with other sites and existing developments – this will be addressed through the Habitats Regulations Appraisal of the CaSPlan.	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2018
2	+/-	+	+	+	+	**Justification** Development at this scale is most likely to have a positive effect on the living environment of communities and human health as new developments can provide local services and facilitate community wellbeing. Open space provision may be negatively effected by development at this scale in the short term but in the longer term it would have a positive effect as new development will need to be delivered in line with the open space supplementary guidance. Development at this scale will enable some enhancement of the green network.	Review vision/spatial strategy, general policies and allocations.	THC	
3	+/-	+/-	+/-	+/-	+/-	**Justification** This level of development will include the re-use of a significant amount of brownfield land; however it may also lead to soil sealing and impacts on areas of importance for	Review vision/spatial strategy, general policies and	THC	

						geodiversity. These issues will be dealt with on a site by site basis and mitigation will be brought forward through the proposed plan.	allocations.		
4	+/-	+/-	+/-	+/-	+/-	**Justification** All development must connect to the public sewer if it is within a settlement development area. Where allocations are adjacent to or contain a water course, mitigation will be provided on a site by site basis in the Proposed Plan. All sites will be required to enhance natural drainage and provide SuDS through the general policy approaches set out in the HwLDP. In most cases sites at risk of flooding have not been preferred for development. Adequate mitigation will be required on a site by site basis related to flood risk and given the scale of development under consideration in this option it is likely that there will be a level of sites which may be at risk of flooding across the area.	Review vision/spatial strategy, general policies and allocations.	THC	
5	+	+	+	+	+	**Justification** Some sites in the plan will facilitate growth of the renewable energy sector and as such will help to increase the proportion of energy from renewable resources across the plan area and beyond. With the level of development considered here it is likely that there will be a number of opportunities to reduce the need to travel through the delivery of new development which is likely to lead to a larger number of local services such as shops and businesses. With only a medium level of development there will be less opportunity to reduce travel, however it will still be enough to have a positive effect.	Review vision/spatial strategy, general policies and allocations.	THC	
6	+/-	+/-	+/-	+/-	+/-	**Justification** More development will lead to more people which will in turn lead to more waste. There will be opportunities to reduce waste in developments but these will vary with each different type of site and the scale/location of the site.	Review vision/spatial strategy, general policies and allocations.	THC	
7	+/-	+/-	+/-	+/-	+/-	**Justification** The plan with this level of development is likely to have both positive and negative effects on the historic environment however these are expected to be at a very local scale – mitigation for the negative effects has been identified through individual site assessments and appropriate developer	Review vision/spatial strategy, general policies and allocations.	THC	

						requirements will be included on a site by site basis in the Proposed Plan.			
8	+/-	+/-	+/-	+/-	+/-	**Justification** The level of development proposed is likely to have an impact on the character, diversity and unique qualities of the landscape. It has the potential to fundamentally change the landscape, sometimes creating new areas of local distinctiveness but other times it will alter the local distinctiveness. It also has the potential to have a lasting impact on the landscape character of the area as any scale of development would. The plan seeks through application of the HwLDP general policies to protect local distinctiveness by good siting and design of development, minimise the visual impact, maintain and enhance scenic value and limit the cumulative effect on landscape character. While the level of development proposed is at a medium scale, it is unlikely that there will be an effect on wildness qualities as the preferred sites are all within settlements that have SDAs and they tend not to be close to wild land areas.	Review vision/spatial strategy, general policies and allocations.	THC	

Commentary

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and a medium level of development of the allocated sites, there will be some positive effects on the environment in terms of delivery of green infrastructure and reducing the need to travel. However there may also be negative effects in relation to landscape impact but this could be mitigated on a site by site basis. These positive and negative effects may not be as significant given the lower level of development which may come forward.

Cumulative Assessment 3 – Low level of development (30% of all allocated sites built out)

Assumptions made when assessing: Compliance with one part of the plan does not mean that a proposal accords with the whole development plan. Any proposal which meets the outcomes of the vision will also be assessed against all relevant policies in the HwLDP, Caithness and Sutherland LDP and Supplementary Guidance.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	**Justification** The vision indirectly seeks to protect biodiversity. By considering each site in turn including appropriate mitigation there will be opportunity to avoid a detrimental effect on protected species and habitats however this will vary across the area and will be different for each site. The majority of sites have avoided any statutory designations however there may be an effect from certain sites either alone or in combination with other sites and existing developments – this will be addressed through the Habitats Regulations Appraisal of the CaSPlan.	Review vision/spatial strategy, general policies and allocations.	THC	Plan review to commence 2018
2	+/-	+/-	+	+	+/-	**Justification** Development at this scale is most likely to have a positive effect on the living environment of communities and human health as new developments can provide local services and facilitate community wellbeing. However at this low level of development the effects would be limited to local areas in the longer term as at a regional scale there would not be the level of development which would warrant the delivery of significant new facilities in the short to medium term. Open space provision may be negatively effected by development at this scale in the short term but in the longer term it would have a	Review vision/spatial strategy, general policies and allocations.	THC	

						positive effect as new development will need to be delivered in line with the open space supplementary guidance. It is likely that this level of development may lead to some development on open spaces which would not be offset by significant areas of new open space. There is likely to be more of a focus on enhancing provision of existing spaces. Development at this scale will enable only limited opportunities for enhancement of the green network.			
3	+/-	+/-	+/-	+/-	+/-	**Justification** This level of development will include potential for some re-use of brownfield land; however without a sequential approach stating that brownfield land must be developed first, it is likely that with a low level of development there will be limited re-use of brownfield land. There should however be a reduced impact from soil sealing and on areas of importance for geodiversity. These issues will be dealt with on a site by site basis and mitigation will be brought forward through the proposed plan.	Review vision/spatial strategy, general policies and allocations.	THC	
4	+/-	+/-	+/-	+/-	+/-	**Justification** All development must connect to the public sewer if it is within a settlement development area. Where allocations are adjacent to or contain a water course, mitigation will be provided on a site by site basis in the Proposed Plan. All sites will be required to enhance natural drainage and provide SuDS through the general policy approaches set out in the HwLDP. In most cases sites at risk of flooding have not been preferred for development. Adequate mitigation will be required on a site by site basis related to flood risk and given the scale of development under consideration in this option it is likely that there will be a level of sites which may be at risk of flooding across the area.	Review vision/spatial strategy, general policies and allocations.	THC	
5	+	+	+	+	+	**Justification** Some sites in the plan will facilitate growth of the renewable energy sector and as such will help to increase the proportion of energy from renewable resources across the plan area and beyond. There will be limited opportunities to reduce the need to travel through the delivery of new development which is unlikely to lead to delivery of a larger number of local services such as shops and businesses. With only a low level of	Review vision/spatial strategy, general policies and allocations.	THC	

						development there will be limited opportunity to reduce travel.			
6	+/-	+/-	+/-	+/-	+/-	**Justification** More development will lead to more people which will in turn lead to more waste. There will be opportunities to reduce waste in developments but these will vary with each different type of site and the scale/location of the site; However given the low level scale of development this would be limited.	Review vision/spatial strategy, general policies and allocations.	THC	
7	+/-	+/-	+/-	+/-	+/-	**Justification** The plan with this level of development is likely to have both positive and negative effects on the historic environment however these are expected to be at a very local scale – mitigation for the negative effects has been identified through individual site assessments and appropriate developer requirements will be included on a site by site basis in the Proposed Plan.	Review vision/spatial strategy, general policies and allocations.	THC	
8	+/-	+/-	+/-	+/-	+/-	**Justification** The level of development proposed is likely to have an impact on the character, diversity and unique qualities of the landscape. It has the potential to fundamentally change the landscape, sometimes creating new areas of local distinctiveness but other times it will alter the local distinctiveness. It also has the potential to have a lasting impact on the landscape character of the area as any scale of development would. The plan seeks through application of the HwLDP general policies to protect local distinctiveness by good siting and design of development, minimise the visual impact, maintain and enhance scenic value and limit the cumulative effect on landscape character. While the level of development proposed is at a low level scale, it is unlikely that there will be an effect on wildness qualities as the preferred sites are all within settlements that have SDAs and they tend not to be close to wild land areas.	Review vision/spatial strategy, general policies and allocations.	THC	

Commentary

It is anticipated that by considering the vision/spatial strategy along side the general policy approach and a low level of development of the allocated sites, there will be some positive effects on the environment in terms of delivery of green infrastructure and reducing the need to travel. However there may also be

negative effects in relation to landscape impact but this could be mitigated on a site by site basis. These positive and negative effects may not be as significant given the lower level of development which may come forward.