

Nairn Strategic Environmental Assessment – Site Assessments

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Nairn

Site Reference: MU1, Delnies

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site is within close proximity to the Moray Firth SAC and Whiteness Head SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast.	A recreational Access Management Plan may be required
2	Y			=					Both badgers and Great Crested Newts have been sighted in this area.	A badger survey may be required along with a protection plan to identify appropriate mitigation where required. A protected species survey may also be required to identify appropriate mitigation
3	Y			=					It is likely that the site may affect the existing green network given that it is currently undeveloped. However there may be scope to allow for connectivity of natural features to either side of the site. As this is a proposed mixed use allocation the development will be expected to deliver an element of open space	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments through its proximity to Delnies Wood to the south and the Nairn Golf Course to the north	N/A
5	Y			+					It is likely that the site will involve off site road improvements, particularly given its location off the trunk road.	N/A

			Linkages to proposed development in the east should consider road safety. In later phases there may be a need for the development to contribute towards strategic infrastructure in the area	
6	Y	+	Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a mixed use development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A path identified in the Council's Core Path Plan runs along the northern boundary of the site. It is likely that development of the site will also create additional paths and links to ensure good connectivity throughout the site	Development of the site should incorporate the Core Path
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of	N/A

			peatland	
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the settlement	N/A
18	N	=	There are no watercourses present on the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	The site is not identified as being at risk from flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable	N/A

			source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings or settings of listed buildings which will be affected by this site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are two HER's just outwith the site. To the north west of the site is the Easter Delnies Farmstead and to the south west is an Enclosure	Both records should be fully considered and not negatively affected during development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The Inner Moray Firth Landscape Assessment (2004) does not identify	High quality design throughout and

			this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	creating a green development through linking with the wider green network for the corridor
33	N	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+	The site is within the Nairn settlement boundary and allocated for mixed use development in the Highland-wide Local Development Plan which has now been through the examination process. In terms of the adopted (Nairnshire)Local Plan part of the site lies within the settlement boundary however the majority lies outwith the boundary. The site is part allocated as Special Uses and part as Town Centre Expansion. Again most of the site is outwith the settlement boundary and therefore not covered by an allocation	N/A
36	Y	-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

Site Reference: MU2, Sandown

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site is within close proximity to the Moray Firth SAC and Whiteness Head SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast.	A recreational Access Management Plan may be required
2	Y			=					Both badgers and Great Crested Newts have been sighted in this area.	A badger survey may be required along with a protection plan to identify appropriate mitigation where required. A protected species survey may also be required to identify appropriate mitigation
3	Y			=					It is likely that the site may affect the existing green network given that it is currently undeveloped. However there may be scope to allow for connectivity of natural features to either side of the site. As this is a proposed mixed use allocation the development will be expected to deliver an element of open space	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments through its location within 1.5km of Delnies Wood to the south and the Nairn Golf Course to the north	N/A
5	Y			+					It is likely that the site will involve off site road improvements, particularly given its location off the trunk road. In later phases there may be a need for the development to contribute towards strategic infrastructure in the area. Over the long term it is understood that the A96 will no longer by	N/A

			classified as a trunk road following completion of the Nairn bypass – traffic calming measures are likely to be required for the existing road	
6	Y	+	Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a mixed use development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A path identified in the Council's Core Path Plan runs along the western boundary of the site down to the coast. It is likely that development of the site will also create additional paths and links to ensure good connectivity throughout the site	Development of the site should incorporate the Core Path
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any	N/A

			crofting unit	
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the settlement	N/A
18	N	=	There are no watercourses present on the site itself however the Alton Burn runs to the east of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	An area to the eastern boundary is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk	Flood Risk Assessment may be required
22	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will	N/A

			provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There are no Listed Buildings within the site itself however there are 2 B Listed Buildings to the west and another 2 B Listed Buildings to the east	Development of the site should be aware of the Listed Buildings and their setting
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are two HER's within the site	Consultation with the relevant Council departments may be required. Both records should be fully considered and not negatively affected

				during development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	High quality design throughout and creating a green development through linking with the wider green network for the corridor
33	N	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the Nairn settlement boundary and allocated for mixed use development in the Highland-wide Local Development Plan which has now been through the examination process. In terms of the adopted (Nairnshire) Local Plan the site is wholly within the current settlement boundary	N/A
36	Y	-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

Site Reference: MU3 – NairnTown Centre

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation	N/A
2	Y/ N			=					There may be some protected species within the area however the site is already built up so this is not likely to be significant	A protected species survey may be required
3	N			=					It is unlikely that the site will have a significant impact on the existing green network of the area. Proposed development of the site largely comprises redevelopment of an existing built up area which is unlikely to create opportunities to create additional green space that would facilitate easier movement of species	N/A
4	N			=					It is unlikely that the site will provide any additional opportunities for people to come into contact with nature/natural environments given that the proposed use is largely redevelopment of existing buildings.	N/A
5	Y			+					Given the site's location off the trunk road it is likely that there will be off site improvements in the interests of improving road safety	N/A
6	Y			+					There may be some scope for the incorporation of traffic calming measures within the allocation however this is likely to be limited as no new access or roads are likely to be required as a result of redevelopment of the site. Where proposals comprise of residential development some traffic calming measures may be required	N/A

7	N	=	There are no bad neighbour uses nearby	N/A
8	Y		<p>The Council's Contaminated Land time have offered the following comments:</p> <p>The site contains a bus station (NA-TRN-1005) centred at NGR 288190:856528, a derelict garage (NA-GAR-1032) centred at NGR 288261:856527, a former smithy (NA-FER-1007) centred at NGR 288313:856527, a laundry (NA-LND-1002) centred NGR 288333:856518, a former bakery (NA-FDP-1003) centred at NGR 288385:856548, a former depot (NA-TRN-1001) centred at NGR 288355:856582, a former garage (NA-GAR-1003) centred at NGR 288376:856597, a former petrol tank (NA-GAR-1020) at NGR 288396:856641, a former smithy (NA-FER-1018) centred at NGR 288493:856662</p>	Contaminating report may be required for particular areas within the wider allocation
9	N	=	It is unlikely that development of the site will affect the existing green network given that this site is already built up – the allocation proposes to redevelop existing buildings. It is therefore also unlikely that any additional green space will be created.	N/A
10	Y	+	The site will not affect any core paths identified in the Council's Core Path Plan or any other outdoor access opportunities. One aim of redeveloping the site is to create better links with the surrounding area, particularly the High Street which could be much better connected with the site	N/A
11	Y/ N	+	Part of the site is now included in the Scottish Vacant and Derelict Land Survey. The entire site is already	N/A

			development or brownfield in nature. Redevelopment of the site will allow it to be brought back into productive use as encouraged by national planning policy	
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is unlikely that the site will result in loss of any significant loss of soil given that it is already built up	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance. Many arrangements are already in place as the site is already developed	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A
18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site contains and is within close proximity to areas of employment in Nairn Town Centre. The development of the site is not likely to result in any significant increase in volumes of traffic	N/A
21	N	=	No part of the site is identified as	N/A

			being at risk of flooding on SEPA's 1 in 200 year flood risk map	
22	N	=	The site is not considered to be at risk of coastal erosion or natural coastal processes	N/A
23	N	=	There is likely to be limited scope for any renewable energy technologies to be incorporated as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	Y	++	The site is within (and also contains) a number of community, commercial and retail facilities within walking and cycling distance of residential areas. A bus route also runs along the A96 through the site	N/A
26	N	=	Given existing provision it is unlikely that a contribution towards encouraging sustainable travel patterns will be required	N/A
27	N		Conservation Area just outside?	
28	Y	=	There are a number of B and C Listed Buildings within or just outside the site	Consultation with the relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any Listed Building
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are a number of site identified in the HER within the site	Consultation with the relevant Council departments to identify any measures

				necessary to ensure redevelopment of the site does not adversely impact on any HER site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	+	The site is not within any landscape designation. The site allocation will allow redevelopment of a number of disused or derelict buildings which is likely to result in an improvement to key features	N/A
33	N	=	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	N	=	It is unlikely that development of the site will result in a need for street lighting over and above what exists at present	N/A

Site Reference: MU4 – Nairn South

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					There are no natural heritage designations or areas identified for importance to nature conservation likely to be affected by development of the site	N/A
2	Y			=					Both badgers and Great Crested Newts have been sighted in this area	A badger survey may be required along with

				a protection plan and appropriate mitigation measures. A protected species survey may also be required to identify appropriate mitigation
3	Y	=	It is likely that the site may affect the existing green network given that it is currently undeveloped. Given the size of the site it is likely that additional areas of green space will be created which may facilitate the easier movement of species	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments through the creation of additional greenspace as part of the development	N/A
5	Y	+	Improvements to the local road network will be required as well as connection to the strategic road network	N/A
6	Y	++	There is scope to incorporate homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both. There is also opportunity for significant improvements to the pedestrian and cyclist environment around the development and linkages into the town centre	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	The site slightly impinges on 2 potential sources polygons including a timber yard (NA-TMB-1007, NGR 287780:855717) and a timber treatment works (NA-TMB-1009, NGR	Contamination report may be required to assess any contamination and identify appropriate

			287898:855563)	mitigation measures if required
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a mixed use development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	There are a number of core paths located within the site. Development of the site is also likely to create additional paths to ensure good connectivity	Development should ensure the identified core paths are maintained as part of development of the site
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is partially classed as Prime Agricultural Land. Development of the site will therefore result in some loss of good quality soil	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the	N/A

			settlement	
18	N	=	There are no watercourses present on the site itself however the Alton Burn runs to the south east of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	An area to the south eastern boundary is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk	Flood Risk Assessment may be required/ Any area identified as being at risk of flooding should remain undeveloped
22	N	=	The allocation is over 1.6km from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation

25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There are no Listed Buildings within the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are 3 HERs located within the site. In the northern section of the allocation there is a Nairn Parish Crop Mark, the Balblair Ring Ditches to the centre of the allocation and the Broadley Unenclosed Settlement in the southern part of the site	Due consideration should be given to each of these HER sites. Consultation with the relevant Council departments may be required to ensure none of the records are negatively impacted by development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered	High quality design throughout and creating a green development through linking with the wider green network for the corridor

			that that as the site will developed there will be a material change in its landscape character	
33	N	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+	The site is within the Nairn settlement boundary within the Highland-wide LDP and allocated for mixed use development	N/A
36	Y	-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

Site Reference: MU5 – Househill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					The site is likely to have affect on the existing green network given this is a large greenfield site. There may be opportunities for creating additional areas of green space which may allow for easier movement of species as part of development of the site	N/A

4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments within the site itself or due to its location within close proximity to areas of woodland	N/A
5	Y	+	Development of the site is likely to require off site road improvements, such as upgrading of existing roads, in the interests of safety	N/A
6	Y	+	There is scope to include road safety measures as part of development of the site	N/A
7	Y	=	The site is located next to a sawmill which may cause noise disturbance. Overhead power lines also run through the site	A suitable buffer/setback may be required from both the sawmill and power lines
8	Y	=	No known land contamination issues have been identified at this stage	N/A
9	N	=	There will be some loss of current open space however this is not considered usable. Additional open space is likely to be created as part of development of the site	N/A
10	Y	=	A core path runs along the western boundary of the site which may be affected as part of development of the site	Development should incorporate this core path
11	N/ Y	=	The site is greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	Y	=	The site will result in loss of soil through development however this is not classed as Prime Agricultural	N/A

			Land	
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	Y	=	Development of the site may involve changes to land form and levels.	SUDS are incorporated into the development to deal with any soil and drainage issues
18	N	=	The site does not contain any watercourses, lochs or sea	
19	Y	=	It is assumed that the site can be connected to public water and sewerage systems	N/A
20	N	=	The site is located within reasonable proximity to areas of employment and not likely to have an impact on air quality. The site itself may also provide for additional areas of employment	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is generally not sheltered from the prevailing wind but has a	Landscaping to reduce the effects of this

			principal aspect between SW and SE which will allow it to benefit from solar gain	exposure/ siting of buildings to take account of solar orientation
25	Y	+	Development of the site will allow for provision of additional mixed use facilities which may include community or business use within reasonable walking/cycling distance of any residential areas	N/A
26	Y	+	There is likely to be scope for planning gain towards encouraging sustainable travel patterns – this may include provision of additional bus routes/stops to serve the site and to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	-	The site is outwith the current	N/A

			settlement boundary and not allocated for any use	
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: MU6 – Househill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					The site is likely to have affect on the existing green network given this is a large greenfield site. There may be opportunities for creating additional areas of green space which may allow for easier movement of species as part of development of the site	N/A
4	Y			+					The site may provide opportunity for people to come into contact with nature/natural environments within the site itself or due to its location within close proximity to areas of woodland	N/A
5	Y			+					Development of the site is likely to require off site road improvements, such as upgrading of existing roads, in the interests of safety	N/A
6	Y			+					There is scope to include road safety measures as part of development of the site	N/A
7	Y			=					The site is located next to a sawmill which may cause noise disturbance. Overhead power lines also run through the site	A suitable buffer/setback may be required from both the sawmill and power lines
8	Y			=					No known land contamination issues have been identified at this stage	N/A

9	N	=	There will be some loss of current open space however this is not considered usable. Additional open space is likely to be created as part of development of the site	N/A
10	Y	=	A core path runs along the western boundary of the site which may be affected as part of development of the site	Development should incorporate this core path
11	N/ Y	=	The site is greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	Y	=	The site will result in loss of soil through development however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	Y	=	Development of the site may involve changes to land form and levels.	SUDS are incorporated into the development to deal with any soil and drainage issues
18	N	=	The site does not contain any watercourses, lochs or sea	
19	Y	=	It is assumed that the site can be connected to public water and	N/A

			sewerage systems	
20	N	=	The site is located within reasonable proximity to areas of employment and not likely to have an impact on air quality. The site itself may also provide for additional areas of employment	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is generally not sheltered from the prevailing wind but has a principal aspect between SW and SE which will allow it to benefit from solar gain	Landscaping to reduce the effects of this exposure/ siting of buildings to take account of solar orientation
25	Y	+	Development of the site will allow for provision of additional mixed use facilities which may include community or business use within reasonable walking/cycling distance of any residential areas	N/A
26	Y	+	There is likely to be scope for planning gain towards encouraging sustainable travel patterns – this may include provision of additional bus routes/stops to serve the site and to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in	N/A

			the Inventory of Gardens and Designed Landscapes	
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	-	The site is outwith the current settlement boundary and not allocated for any use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: H1 - Fort Reay

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y			=					The site is within close proximity to the Moray Firth SAC and Whiteness Head SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast.	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that the site may affect the existing green network given that it is currently undeveloped and contains an area of woodland. There is scope to consider development of the site as part of the Sandown development which may allow opportunities to create additional areas of green space to facilitate the movement of species	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments through its location within 1.5km of Delnies Wood to the south and the Nairn Golf Course to the north	N/A
5	Y			+					It is likely that the site will involve off site road improvements, particularly as it is likely to be developed as part of the wider Sandown development	N/A
6	Y			+					Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both	N/A

7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a mixed use development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	The site will not affect any core paths, rights of way or any other access opportunities	N/A
11	N/ Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the	N/A

			settlement	
18	N	=	There are no watercourses present on the site itself however the Alton Burn runs to the east of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	An area to the north eastern boundary is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk	Flood Risk Assessment may be required/ Any area identified as being at risk of flooding should remain undeveloped
22	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in	N/A

			approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There are no Listed Buildings within the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER's within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	High quality design throughout and creating a green development through linking with the wider green network for the corridor
33	N	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+	The site is within the Nairn settlement boundary within the Highland-wide	N/A

			LDP however is not allocated for any particular use	
36	Y	-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

Site Reference: H2, Achareidh

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	Y								The site is within close proximity to the Moray Firth SAC and Whiteness Head SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast.	A recreational Access Management Plan may be required
2	Y								Both badgers and Great Crested Newts have been sighted in this area.	A badger survey may be required along with a protection plan to identify appropriate mitigation where required. A protected species survey may also be required to identify appropriate mitigation
3	Y								It is likely that the site may affect the existing green network given that it is currently undeveloped and a result of the areas of woodland within the site. However there may be scope to allow for connectivity of natural features to either side of the site. As this is a proposed residential allocation the development will be expected to deliver an element of open space in	Retention of as much woodland as possible

			line with the Council's Open Space in New Developments Supplementary Guidance	
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments should woodland within the site be retained. Areas of green space are also located to the east and north	N/A
5	Y	+	It is likely that the site will involve off site road improvements, particularly given its location off the trunk road. An existing access arrangement could be used	N/A
6	Y	+	Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a mixed use development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core path, rights of way or other outdoor access opportunities	N/A
11	N/ Y	-	The site is greenfield in nature	N/A

12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the settlement	N/A
18	N	=	There are no watercourses present on the site itself however the Alton Burn runs to the west of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	No part of the site is identified as being at risk of flooding on SEPA's 1	N/A

			in 200 year flood risk	
22	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	The existing Achareidh house is Grade B Listed	Retention/reuse of the existing building wherever possible
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	The existing Achareidh house within	Consultation with the relevant Council

			the site is recorded in the HER	departments may be required. Both records should be fully considered and not negatively affected during development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	High quality design throughout and creating a green development through linking with the wider green network for the corridor
33	N	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the Nairn settlement boundary identified in the	N/A
36	Y	-	A development of this scale would need to include some lighting in the interests of safety	Restricted use of street lighting

Site Reference: H3 – Farmers Showfield

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation	N/A
2	Y/ N			=					There may be some protected species within the area however the site is already built up so this is not likely to be significant	A protected species survey may be required
3	N			=					There is likely to be some impact to the existing green network as the site is currently greenfield in nature however half the site will remain as open space which will limit any impact and may provide opportunities to create facilitate movement of species	N/A
4	Y			+					The site will be located next to an area of open space which will provide people with opportunity to come into contact with nature/natural environment	N/A
5	Y/ N			=					It is unlikely that access into the site will affect the trunk road network significantly so off site road improvements are not likely to be required	N/A
6	Y			+					There may be some scope for the incorporation of traffic calming measures within the site, such as home zone principles, in the interests of safety	N/A
7	N			=					There are no bad neighbour uses nearby	N/A

8	N	=	There are no known land contamination issues affecting the site at present	N/A
9	N	=	Development of the site will impact on usable public open space which is understood is valued by members of the public.	Whilst there will be some loss of open space the area to the front of the site has been allocated as open space so only half of open space at the Showfield will be lost through development
10	Y	+	The site will not affect any core paths identified in the Council's Core Path Plan or any other outdoor access opportunities. There is one Core Path located on the other side of the A96 which runs to the Nairn Golf Course – there may be an opportunity to extend the path into the site to provide a wider path connection	N/A
11	N/ Y	=	The site is currently greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for	N/A

			sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A
18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site contains and is within close proximity to areas of employment in Nairn Town Centre. The development of the site is not likely to result in any significant increase in volumes of traffic	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not considered to be at risk of coastal erosion or natural coastal processes	N/A
23	N	=	There may some scope for renewable energy technologies to be incorporated as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	Y	++	The site is within close proximity to a number of community, commercial and retail facilities at Nairn town centre. A bus route also runs along the A96 near the site	N/A
26	N	=	Given existing provision it is unlikely	N/A

			that a contribution towards encouraging sustainable travel patterns will be required	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There is one site identified in the HER within the site	Consultation with the relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any HER site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not within any landscape designation. It is considered that development of the site not result in the loss of any key views however there will be some loss of valued open space	N/A
33	N	=	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of lighting

Site Reference: H5 – South of Firthside

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation. The site is located within close proximity to the Moray Firth SPA/SAC however no adverse impact is anticipated as a result of development of the site	N/A
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required
3	N			=					There may be some impact on the existing green network given the site is currently undeveloped however this is not likely to be significant. Given the size of the site it is unlikely that there will be opportunities for the creation of additional green space	N/A
4	Y			+					The site is be located next to the coastline which may provide people an opportunity to come into contact with a natural environment	N/A
5	N			=					It is unlikely that off site road improvements are likely to be required given suitable access arrangements exist at present	N/A
6	Y			+					There may be some scope for the incorporation of traffic calming measures within the site, such as home zone principles, in the interests of safety	N/A
7	N			=					There are no bad neighbour uses nearby	N/A

8	N	=	There are no known land contamination issues affecting the site at present	N/A
9	N	=	It is understood that development of the site will involve development of private garden space therefore no usable public open space will be lost. It is unlikely that additional green space will be created as a result of the development	N/A
10	N	=	The site will not affect any core paths, rights of way or other access opportunities	N/A
11	N/ Y	=	The site is currently greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A

18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site contains and is within close proximity to areas of employment in Nairn Town Centre. The development of the site is not likely to result in any significant increase in volumes of traffic	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is located around 200m from the low water mark and may be at risk from coastal erosion processes	N/A
23	N	=	There is likely to be limited scope for incorporating renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	Y	++	The site is within close proximity to a number of community, commercial and retail facilities at Nairn town centre. A bus route also runs along the A96 near the site	N/A
26	N	=	Given existing provision it is unlikely that a contribution towards encouraging sustainable travel patterns will be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A

29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There is one site identified in the HER within the site	Consultation with the relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any HER site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not within any landscape designation. It is considered that development of the site not result in the loss of any key views however there will be some loss of valued open space	N/A
33	N	=	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of lighting

Site Reference: H4 – West of Firthside

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation. The site is located within close proximity to the Moray Firth SPA/SAC however no adverse impact is anticipated as a result of development of the site	N/A
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required
3	N			=					There may be some impact on the existing green network given the site is currently undeveloped however this is not likely to be significant. Given the size of the site it is unlikely that there will be opportunities for the creation of additional green space	N/A
4	Y			+					The site is be located next to the coastline which may provide people an opportunity to come into contact with a natural environment	N/A
5	N			=					It is unlikely that off site road improvements are likely to be required given suitable access arrangements exist at present	N/A
6	Y			+					There may be some scope for the incorporation of traffic calming measures within the site, such as home zone principles, in the interests of safety	N/A
7	N			=					There are no bad neighbour uses nearby	N/A

8	N	=	There are no known land contamination issues affecting the site at present	N/A
9	N	=	It is understood that development of the site will involve development of private garden space therefore no usable public open space will be lost. It is unlikely that additional green space will be created as a result of the development	N/A
10	N	=	The site will not affect any core paths, rights of way or other access opportunities	N/A
11	N/ Y	=	The site is currently greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A

18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site contains and is within close proximity to areas of employment in Nairn Town Centre. The development of the site is not likely to result in any significant increase in volumes of traffic	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is located around 200m from the low water mark and may be at risk from coastal erosion processes	N/A
23	N	=	There is likely to be limited scope for incorporating renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	Y	++	The site is within close proximity to a number of community, commercial and retail facilities at Nairn town centre. A bus route also runs along the A96 near the site	N/A
26	N	=	Given existing provision it is unlikely that a contribution towards encouraging sustainable travel patterns will be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A

29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There is one site identified in the HER within the site	Consultation with the relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any HER site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not within any landscape designation. It is considered that development of the site not result in the loss of any key views however there will be some loss of valued open space	N/A
33	N	=	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of lighting

Site Reference: H6 - Lochloy

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation. The site is located within close proximity to the Moray Firth SPA/SAC however no adverse impact is anticipated as a result of development of the site	N/A
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required – this will have been undertaken as part of planning application process for the site as the site is already partially developed
3	Y			=					There may be some impact on the existing green network of the area as the site is partially undeveloped (currently under construction) however new development will be expected to comply with the Council's Open Space in New Residential Developments which will create additional opportunities to facilitate movement of species	N/A
4	Y			+					The site is located within close proximity to Nairn Dunbar Golf Course and the coast to the north and an area of woodland which lies next to the east of the site. These may provide people with opportunity to come into contact with nature/natural environments	N/A
5	Y			+					There may be a need for improvements to the junction with the A96 from Lochloy Road in the	N/A

			interests of road safety. This may include improved visibility splays	
6	Y	+	There may be some scope for the incorporation of traffic calming measures within the site, such as home zone principles, in the interests of safety	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	There are no known land contamination issues affecting the site at present	N/A
9	Y	+	There will be some loss of current open space however this is not considered usable. Development of the site will be expected to deliver open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or other access opportunities. A core path is located to the north of the site which connects to the coast. There may be opportunities to ensure the site is connected to this path	N/A
11	N/ Y	=	The site is greenfield in nature however is partially developed	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of	N/A

			peatland	
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A
18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site is not likely to have an impact on air quality	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be opportunities to incorporate some form of renewable technology within the development	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation

25	Y	++	It may be possible to link the site to the existing path network in the area.	N/A
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			Currently a bus route runs within close proximity to the site. The site is located within 400m of employment centres at Balmakeith which should encourage walking and cycling	
26	Y	+	There will be opportunities for the development to contribute to the development of the Inverness-Nairn Coastal trail. A green travel plan should identify how sustainable travel will be encouraged	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are a number of sites/monuments recorded in the Historic Environment Record located throughout the site. These include Kingsteps Enclosure and Camperdown Farmstead. Lochloy Corn Drying Kiln is located just outside the site's boundary.	Consultation with the relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any HER site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	Y	=	The allocation will materially change the landscape to a more built form at the eastern entrance; however through good quality design and site layout this should not adversely affect the enjoyment of the local landscape. The site will still provide opportunities for recreation	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site	N/A

			layout	
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of lighting

Site Reference: C1 - Househill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					There may be some impact on the existing green network of the area as the site is currently undeveloped. There may be opportunities to facilitate easier movement of species through creation of additional green space as part of development of the site	N/A
4	Y			+					The site is located within close proximity to areas of woodland, including those identified as Long Established Woodland by SNH	N/A
5	Y			+					It is likely that there will be a need for off site road improvements to accommodate the development which	N/A

			may contribute to road safety	
6	Y	+	There may be some scope for the incorporation of traffic calming measures within the site in the interests of safety	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	There are no known land contamination issues affecting the site at present	N/A
9	Y	+	There will be some loss of current open space however this is not considered usable. Development of the site is likely to incorporate additional areas of public open space	N/A
10	N	=	Development of the site will not impact on any core paths, rights of way or other access opportunities	
11	N/ Y	=	The site is greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary	N/A

			Guidance including ensuring sufficient space for kerbside collection/recycling	
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A
18	N	=	There is a burn running through the site however SEPA's 1 in 200 year flood risk does not identify this as at risk of flooding	Development should ensure no channelling, culverting or diverting of this watercourse
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site is not likely to have an impact on air quality	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be opportunities to incorporate some form of renewable technology within the development	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	Y	++	It may be possible to link the site to the existing path network in the area. Currently a bus route runs within close proximity to the site. The site is located within close proximity of employment centres at Balmakeith and within reasonable distance to the town centre which should encourage walking and cycling	N/A
26	Y	+	There will be opportunities for the development to contribute to the development of the Inverness-Nairn Coastal trail. A green travel plan	N/A

			should identify how sustainable travel will be encouraged	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	Y	=	The allocation will materially change the landscape to a more built form at the eastern entrance; however through good quality design and site layout this should not adversely affect the enjoyment of the local landscape. The site will still provide opportunities for recreation	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan however is not allocated for any use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of lighting

Site Reference: B1 – Balmakeith Industrial Estate

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/ N			=					The site is already developed however there may be some protected species within the area	N/A
3	Y			=					The site is unlikely to affect the existing green network in the area. Given the allocation is for industrial uses it is unlikely that any additional green space will be created	N/A
4	N			=					The site is unlikely to provide opportunity for people to come into contact with nature/natural environment through formalised nature reserves although is located adjacent to open countryside	N/A
5	N			=					Development of the site has already taken place therefore it is unlikely that additional off site road improvements will be required	N/A
6	N			=					As the site is already fully developed, it is unlikely that additional road safety measures will be 'retro-fitted'	N/A
7	N			=					There are no bad neighbour uses nearby	N/A
8	N			=					No land contamination issues have been identified at this stage	N/A
9	N			+					The site is already full developed and will therefore not result in any loss of open space	N/A

10	N	=	The Nairn to Auldearn Core Path identified in the Council's Core Path Plan is located adjacent to the site however this is not negatively impacted by use of the site	N/A
11	N/ N	+	The site is already developed and in use as an industrial estate	N/A
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	+	The site is already developed and therefore will not result in any loss of soil	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	+	The site is already developed and therefore will not result in any changes to land form or level	N/A
18	N	=	The site does not contain any watercourses, lochs or sea	
19	Y	+	The site is already connected to public water and sewerage systems	N/A
20	Y	=	Given the nature of the industrial uses within the site there may be some impact on local air quality as a result of any emissions. However the nature of the uses within the site is not considered to result in a significant	N/A

			increase to traffic generation	
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	The site is already developed however future occupiers of the site may have an opportunity to incorporate some form of renewable energy technologies	N/A
24	N	+	The site is not entirely sheltered from the prevailing wind however the main aspect is largely SE facing	N/A
25	Y	++	The site is located on a main bus route and provides employment uses within close proximity to residential areas	N/A
26	N	=	Given exiting provision it is unlikely that any contribution would be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	The site is already developed therefore no changes to land form or	N/A

			levels are required	
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for industrial use. The IMFLDP seeks to maintain and safeguard this allocation	N/A
36	N	=	Street lighting for the site exists at present	N/A

Site Reference: I1 – Sawmill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site slightly impinges on 2 potential sources polygons including a timber yard (NA-TMB-1007, NGR 287780:855717) and a timber treatment works (NA-TMB-1009, NGR 287780:85563)	Contamination report may be required to assess any contamination and identify appropriate
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
2	Y			=					Both badgers and Great Crested Newts have been sighted in this area	A badger survey may be required along with a protection plan and appropriate mitigation measures. A protected
10	N			=					Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/ Y				-				The site is greenfield in nature	N/A species survey may also be required to
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	Identify appropriate mitigation
13	Y			=					It is likely that the site may affect the existing green network given that it is currently undeveloped	N/A
4	N			=					The site is unlikely to provide significant opportunity for people to come into contact with nature/natural environments	Re-use of soil within the site or elsewhere locally wherever possible
14	N			=					The site will not affect any area of peatland	N/A
15	N			=					The site will not the viability of any improvements to the local road network	N/A
5	Y			+					Improvements to the local road network will be required as well as	N/A
16	Y			+					Any development of the site will be expected to deliver sustainable waste management in line with the Council's	N/A
6	N			=					It is unlikely that traffic calming measures will be required as part of development of the site	N/A
7	N			=					No bad neighbour uses or physical constraints have been identified	An buffer is proposed to be incorporated as part of the proposed Nairn South development to the
17	N			=					It is unlikely that development of the site would have a significant impact on the local landform	N/A
18	N			=					There are no watercourses, loch or sea present on the site itself	N/A

19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	There may be some impact on air quality as a result of the development however this is not anticipated to be significant	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The allocation is over 1.6km from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is reasonably close to existing community facilities and the town centre. The site will provide additional business uses and job opportunities within close proximity to residential areas	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A

27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There are no Listed Buildings within the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There is 1 HER located within the site (Nairn Parish Crop Mark)	Due consideration should be given to each of the HER site. Consultation with the relevant Council departments may be required to ensure none of the records are negatively impacted by development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	High quality design throughout
33	N	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ N	+	The site is within the Nairn settlement boundary within the Highland-wide	N/A

			LDP and allocated for industrial development	
36	Y	-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

Site Reference: R1 – Balmakeith (Sainsbury's)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/ N			=					There may be some protected species within the area	An ecology survey has been undertaken as part of the existing planning permission
3	Y			=					The site is unlikely to affect the existing green network in the area. Development of the site will include landscaping which may enhance the green network	N/A
4	Y			+					The site may provide opportunity for people to come into contact with nature/natural environments	N/A
5	Y			+					Development of the site included road works to improve use of the local road network	N/A
6	Y			+					Design of the existing development incorporates road safety measures such as signalised pedestrian crossings into the site	N/A
7	N			=					There are no bad neighbour uses nearby	N/A
8	Y			=					The Council's Contaminated Land team have identified that this area includes a sheep dip and farm tank (NA-SHP-1012) at NGR 289361:856102	Relevant remediation works undertaken as part of development of the site
9	N			=					There will be some loss of current open space however this is not considered usable.	N/A

10	N	=	Development of the site will not impact on any core paths, rights of way or other access opportunities. The site may provide an opportunity to connect with adjoining areas of land	
11	N/ Y	=	The site is greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	Y	=	Development of the site may involved changes to land form and levels, approved by the Council. SUDS are incorporated into the development to deal with any soil and drainage issues	N/A
18	N	=	The site does not contain any watercourses, lochs or sea	
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A

20	N	+	The site is not likely to have an impact on air quality	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	The existing development includes energy efficient measures comprising air source heat pumps and use of sun pipes	N/A
24	Y	+	The site is exposed to the prevailing wind	Landscaping should reduce the effects of this exposure
25	Y	++	Development of the site includes provision of two new bus stops and pedestrian crossings immediately to the front of the store. A dedicated pedestrian walkway will also be provided from the A96 and cycle racks throughout the development should also encourage cycling	N/A
26	Y	+	The consented retail development is subject to a Section 75 agreement which requires a financial contribution to be provided towards public transport	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are is one HER site within the	An archaeological survey has been

			site	undertaken as part of the planning application process for the site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for business use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Lighting strategy has been approved by the Council

Site Reference: C1 – Househill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					The site is likely to have affect on the existing green network given this is a large greenfield site. There may be opportunities for creating additional areas of green space which may allow for easier movement of species as part of development of the site	N/A
4	Y			+					The site may provide opportunity for people to come into contact with nature/natural environments within the site itself or due to its location within close proximity to areas of woodland	N/A
5	Y			+					Development of the site is likely to require off site road improvements, such as upgrading of existing roads, in the interests of safety	N/A
6	Y			+					There is scope to include road safety measures as part of development of the site	N/A
7	N			=					There are no bad neighbour uses nearby	N/A
8	Y			=					No known land contamination issues have been identified at this stage	N/A
9	N			=					There will be some loss of current open space however this is not considered usable. Additional open space is likely to be created as part of	N/A

			development of the site	
10	Y	=	A core path runs along the western boundary of the site which may be affected as part of development of the site	Development should incorporate this core path
11	N/ Y	=	The site is greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	Y	-	The site will result in loss of soil through development which is partially classed as Prime Agricultural Land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	Y	=	Development of the site may involve changes to land form and levels.	SUDS are incorporated into the development to deal with any soil and drainage issues
18	N	=	The site does not contain any watercourses, lochs or sea however is located next to the River Nairn along the western boundary	Appropriate setback from River Nairn may be required
19	Y	=	It is assumed that the site can be connected to public water and sewerage systems	N/A
20	N	=	The site is located within reasonable proximity to areas of employment and	N/A

			not likely to have an impact on air quality	
21	Y	--	The site is located in its entirety within an area of flooding identified on SEPA's 1 in 200 year flood risk map	A Flood Risk Assessment would be required in support of the site. This may determine what uses are considered suitable for the site
22	N/Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is generally not sheltered from the prevailing wind but has a principal aspect between SW and SE which will allow it to benefit from solar gain	Landscaping to reduce the effects of this exposure/ siting of buildings to take account of solar orientation
25	Y	+	Development of the site will allow for provision of additional community facilities within close proximity to existing residential areas	N/A
26	Y	+	There is likely to be scope for planning gain towards encouraging sustainable travel patterns – this may include provision of additional bus routes/stops to serve the site and to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A

30	Y	=	There are two HER sites within the site	Consultation with the relevant Council department may be required to ensure no negative impact on either HER sites
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	=	The site is outwith the current settlement boundary and not allocated for any use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: C2 – Househill

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/			=					There may be some protected species	A protected species

	N		within the area	survey may be required
3	Y	=	The site is likely to have affect on the existing green network given this is a large greenfield site. There may be opportunities for creating additional areas of green space which may allow for easier movement of species as part of development of the site	N/A
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments within the site itself or due to its location within close proximity to areas of woodland	N/A
5	Y	+	Development of the site is likely to require off site road improvements, such as upgrading of existing roads, in the interests of safety	N/A
6	Y	+	There is scope to include road safety measures as part of development of the site	N/A
7	Y	=	The site is located next to a sawmill which may cause noise disturbance	A suitable buffer/setback may be required
8	Y	=	No known land contamination issues have been identified at this stage	N/A
9	N	=	There will be some loss of current open space however this is not considered usable. Additional open space is likely to be created as part of development of the site	N/A
10	Y	=	A core path runs along the western boundary of the site which may be affected as part of development of the site	Development should incorporate this core path
11	N/ Y	=	The site is greenfield in nature	Ensure development makes best use of site

12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	Y	=	The site will result in loss of soil through development however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	Y	=	Development of the site may involve changes to land form and levels.	SUDS are incorporated into the development to deal with any soil and drainage issues
18	N	=		
19	Y	=	It is assumed that the site can be connected to public water and sewerage systems	N/A
20	N	=	The site is located within reasonable proximity to areas of employment and not likely to have an impact on air quality	N/A
21	Y	--	The site is located in its entirety within an area of flooding identified on SEPA's 1 in 200 year flood risk map	A Flood Risk Assessment would be required in support of the site which may determine uses considered suitable for the site

22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is generally not sheltered from the prevailing wind but has a principal aspect between SW and SE which will allow it to benefit from solar gain	Landscaping to reduce the effects of this exposure/ siting of buildings to take account of solar orientation
25	Y	-	Development of the site will allow for provision of additional community facilities however this outwith reasonable walking/cycling distance of any residential areas	N/A
26	Y	+	There is likely to be scope for planning gain towards encouraging sustainable travel patterns – this may include provision of additional bus routes/stops to serve the site and to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	Development of the site will change	N/A

			the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	-	The site is significantly outwith the current settlement boundary and not allocated for any use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: C3 – Proposed Cemetery

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/ N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					The site is likely to have affect on the existing green network given the site is undeveloped/greenfield. There may be opportunities for creating additional areas of green space which may allow for easier movement of species as part of development of the site	N/A

4	Y			+					The site may provide opportunity for people to come into contact with nature/natural environments within the site itself or due to its location within close proximity to areas of woodland/	N/A
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			open countryside	
5	Y	+	Development of the site is likely to require off site road improvements, such as upgrading of existing roads to accommodate development. These improvements may contribute to improved safety	N/A
6	N	=	Traffic calming measures within the development are not likely to be required	N/A
7	Y	=	The site is located next to a sawmill which may cause noise disturbance. Overhead power lines also run within close proximity to the site	A suitable buffer/setback may be required from both the sawmill and power lines
8	Y	=	No known land contamination issues have been identified at this stage	N/A
9	N	=	There will be some loss of current open space, however this is not public	N/A
10	N	+	The site will not affect any Core Paths, Rights of Way or any other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	Y	=	The site will result in loss of soil through development however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of	N/A

			crofting land	
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	Y	=	Development of the site may involve changes to land form and levels.	SUDS are incorporated into the development to deal with any soil and drainage issues
18	N	=	The site does not contain any watercourses, lochs or sea	
19	Y	=	It is assumed that the site can be connected to public water and sewerage systems	N/A
20	N	=	The site is likely to be accessed by car given the poor public transport links – this may result in a slight increase in air pollution	Improvement of active travel links
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/ Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	Uses proposed for the site do include generation of electricity from a renewable source	N/A
24	Y	+	The site is generally not sheltered from the prevailing wind but has a principal aspect between SW and SE which will allow it to benefit from solar gain	Landscaping to reduce the effects of this exposure/ siting of buildings to take account of solar orientation

25	N	=	Development of the site will allow for provision of additional community facilities however public transport links to the site are improved	Improvement of active travel links
26	Y	+	There is likely to be scope for planning gain towards encouraging sustainable travel patterns – this may include provision of additional bus routes/stops to serve the site and to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	-	The site is outwith the current settlement boundary and not allocated for any use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution however this is not likely to be significant	Restricted use of street lighting

Site Reference: Auldearn – H1(a)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	?	+		
		+					?	/-		
1	N			=					<p>The site is not inside or likely to affect any natural heritage designation or area identified for its importance to nature conservation.</p> <p>No part of the site is within or likely to affect non-statutory features identified as being of nature conservation importance</p>	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to ensure any negative effect can be effectively mitigated
3	Y			+					<p>Proposed to provide paths linking to the south and east with the natural features beyond.</p> <p>Open space, tree planting and landscaping around the margins of the development area.</p>	N/A
4	Y			-					It is unlikely the proposal will result in opportunities for people to come into contact with nature/natural environments.	N/A
5	N			-					There is not likely to be any off site road improvements that will contribute to road safety given the size of the site. Transport Scotland have advised a Traffic Assessment will be required given the impact of the site on the strategic road network.	Traffic Assessment would be required to identify how mitigation could be provided
6	Y			+					There is scope to incorporate road safety	N/A

			measures within the development such as speed bumps or home zones	
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7	Y	-	The site is within consultation zone for high pressure gas pipeline	Consultation with HSE required. Buffer/setback from development would be required.
8	N	=	There are no contaminated land issues affecting the site	N/A
9	N	=	The site will not impact on any existing usable open space e.g. parks/playing fields.	Opportunities to create areas of open space as part of development of site
10	N	=	The site is unlikely to impact on any core paths or right way	Opportunities to connect to existing core path or create additional paths as part of development
11	N	=	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site would develop greenfield/agricultural land	N/A
12	N	=	It is unlikely the site will have any impact on geodiversity in the area	N/A
13	N	=	The site is not within an area identified as Prime Agricultural Land (i.e. grade 3.1 or above)	N/A
14	N	=	It is unlikely that the site will impact on any peatland	N/A
15	N	=	The site does not contain any features identified in the HER	N/A
16	Y	+	Waste will be expected to be dealt with in line with the Council's Managing Waste in New Developments SG to ensure it is managed sustainably. This includes ensuring adequate	N/A

			space for kerbside collection	
17	N	-	The development may result in changes to landform and level which may result in changes to rate, quantity, quality of surface water run-off and groundwater on or off site	Development should ensure soil conditions are suitable for soakaway
18	Y	-	There is a watercourse located to the north of the site	Development should ensure no culverting or channelling of the existing watercourse
19	N	-	Connection can be made to the public water supply system however no connection to the public waste water system is available	Private waste water treatment required
20	Y	-	The site is not located within close proximity to any major centres of employment and is likely to result in significant traffic generation which may impact on local air quality	Active travel links should be encouraged/ extension of bus route and provision of bus stops would be required
21	Y	--	A significant proportion of the site is identified on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment would be required to demonstrate adequate mitigation from flooding is achievable.
22	N	=	It is unlikely that the site will affect or be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to provide a form of renewable energy as part of development of the site	N/A
24	N	-	The site has a largely northerly aspect	Siting of units set back from woodland
25	N	-	It is unlikely that the site will encourage active travel due to its location and a lack of community/commercial facilities within its locale	Strong encouragement of active travel links – see also q.20
26	Y	=	A financial contribution may be sought towards improvement of active travel links to encourage more sustainable travel patterns – for example, a contribution to a local bus	N/A

			route	
27	N	=	The site is not inside or likely to affect the character of a confirmed Conservation Area	N/A
28	N	=	There is no listed building or a part of the setting 'area' of a listed building within the site	N/A
29	N	=	No part of the site is inside the outer boundary of an Inventory entry and the site will not affect the setting of an entry	N/A
30	N	=	The site does not contain any features identified in the HER, however it is located within the boundary of the Battlefield Inventory	N/A
31	N	=	There is no SAM within the site boundary and no SAM will be affected as a result of development of the site	N/A
32	N	=	The site is not likely to result in the removal of valued landscape features and is not located/would not affect an NSA or SLA	N/A
33	N	=	The site is unlikely to have a significant impact on local landform/ impact on scenic views	N/A
34	N	=	The site is not within or likely to affect an area of wild land	N/A
35	N	-	The site is not within any identified settlement boundary or allocated for any use in the adopted local plan	N/A
36	Y	-	It is likely that there will be some impact on light pollution levels as a development of this nature will require street lighting however this is not likely to be significant	N/A

Site Reference: Auldearn – H1(a)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	?	+		
		+				-	?	/-		
1	N			=					<p>The site is not inside or likely to affect any natural heritage designation or area identified for its importance to nature conservation.</p> <p>No part of the site is within or likely to affect non-statutory features identified as being of nature conservation importance</p>	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to ensure any negative effect can be effectively mitigated
3	Y			+					<p>Proposed to provide paths linking to the south and east with the natural features beyond.</p> <p>Open space, tree planting and landscaping around the margins of the development area.</p>	N/A
4	Y			-					It is unlikely the proposal will result in opportunities for people to come into contact with nature/natural environments.	N/A
5	N			-					There is not likely to be any off site road improvements that will contribute to road safety given the size of the site. Transport Scotland have advised a Traffic Assessment will be required given the impact of the site on the strategic road network.	Traffic Assessment would be required to identify how mitigation could be provided
6	Y			+					There is scope to incorporate road safety measures within the development such as speed bumps or home zones	N/A
7	Y			-					The site is within consultation zone for high	Consultation with HSE

			pressure gas pipeline	required. Buffer/setback from development would be required.
8	N	=	There are no contaminated land issues affecting the site	N/A
9	N	=	The site will not impact on any existing usable open space e.g. parks/playing fields.	Opportunities to create areas of open space as part of development of site
10	N	=	The site is unlikely to impact on any core paths or right way	Opportunities to connect to existing core path or create additional paths as part of development
11	N	=	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site would develop greenfield/agricultural land	N/A
12	N	=	It is unlikely the site will have any impact on geodiversity in the area	N/A
13	N	=	The site is not within an area identified as Prime Agricultural Land (i.e. grade 3.1 or above)	N/A
14	N	=	It is unlikely that the site will impact on any peatland	N/A
15	N	=	The site does not contain any features identified in the HER	N/A
16	Y	+	Waste will be expected to be dealt with in line with the Council's Managing Waste in New Developments SG to ensure it is managed sustainably. This includes ensuring adequate space for kerbside collection	N/A
17	N	-	The development may result in changes to landform and level which may result in	Development should ensure soil conditions

28	N	=	Changes to listed building quality parts of the watercourse and listed building on site	N/A suitable for soakaway
18	Y	-	There is a watercourse located to the south of the site	Development should ensure no culverting or channelling of the existing watercourse
19	N	-	Connection can be made to the public water supply system however no connection to the public waste water system is available	Private waste water treatment required
20	Y	-	The site is not located within close proximity to any major centres of employment and is likely to result in significant traffic generation which may impact on local air quality	Active travel links should be encouraged/ extension of bus route and provision of bus stops would be required
21	Y	--	A significant proportion of the site is identified on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment would be required to demonstrate adequate mitigation from flooding is achievable.
22	N	=	It is unlikely that the site will affect or be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to provide a form of renewable energy as part of development of the site	N/A
24	N	-	The site has a largely northerly aspect	Siting of units set back from woodland
25	N	-	It is unlikely that the site will encourage active travel due to its location and a lack of community/commercial facilities within its locale	Strong encouragement of active travel links – see also q.20
26	Y	=	A financial contribution may be sought towards improvement of active travel links to encourage more sustainable travel patterns – for example, a contribution to a local bus route	N/A
27	N	=	The site is not inside or likely to affect the character of a confirmed Conservation Area	N/A

29	N	=	No part of the site is inside the outer boundary of an Inventory entry and the site will not affect the setting of an entry	N/A
30	N	=	The site does not contain any features identified in the HER, however it is located within the boundary of the Battlefield Inventory	N/A
31	N	=	There is no SAM within the site boundary and no SAM will be affected as a result of development of the site	N/A
32	N	=	The site is not likely to result in the removal of valued landscape features and is not located/would not affect an NSA or SLA	N/A
33	N	=	The site is unlikely to have a significant impact on local landform/ impact on scenic views	N/A
34	N	=	The site is not within or likely to affect an area of wild land	N/A
35	N	-	The site is not within any identified settlement boundary or allocated for any use in the adopted local plan	N/A
36	Y	-	It is likely that there will be some impact on light pollution levels as a development of this nature will require street lighting however this is not likely to be significant	N/A

Site Reference: H2 – Montrose Avenue

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is within or likely to affect any natural heritage designation	N/A

		=	<p>or area identified for its importance to nature conservation</p> <p>No part of the site is within or likely to affect non-statutory features identified as being of nature conservation importance</p>	
2	Y	=	There may be protected species present on the site however this issue may have been examined as part of planning application	Mitigation measures as identified through protected species survey
3	Y	+	The site will affect the existing green network through development of existing greenspace however it is anticipated that an amenity area will connect separate woodland areas. Integrated open space and natural habitats will be included	N/A
4	Y	+	The site will allow opportunities for people to come into contact through proximity to local woodland and integration of areas of open space	N/A
5	N	+	Off site road improvements have already been carried out during previous phases of development	N/A
6	Y	+	There is scope to include road safety measures as part of the development of the site, for example home zone principles could be incorporated	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	There are no known contaminating land issues affecting the site	N/A
9	Y	=	Whilst the site will develop greenfield	N/A

			land, formal open space has been included within the development previously completed	
10	Y/ N	+	The site will not affect any core paths identified in the Council's Core Path Plans or any other identified rights of way, existing paths or access opportunities. There are opportunities to link the path network within the site to achieve good connectivity	N/A
11	N	+	The site has is greenfield in nature and is not included in the Scottish Government Vacant and Derelict Land Survey.	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	+	Development of the site will ensure that any soil excavated will be re-used within the site itself or locally	N/A
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A

19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	+	The site is not within or close to any area identified as being at risk from flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	N	=	No forms of renewable energy are proposed however proposals include maximising insulation to building fabric to maximise reduction in carbon emissions	N/A
24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is located within reasonable proximity to the village centre to encourage walking and cycling. A bus route also runs through the village centre and is within 400m of the site	N/A
26	Y	+	There is some opportunity to secure a financial contribution to encouraging sustainable travel patterns however this is subject to negotiated consideration of other planning gain factors and sums already for previous phases	N/A
27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	N	+	The site will not impact on any Listed	N/A

			Building and/or its setting	
29	N/Y	-	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes however the entire site is located within the Battlefields Inventory	Suitable buffers may be required to minimise adverse impact
30	Y	-	The site contains an HER monument along the eastern boundary. The entire site is also covered by an event in the HER relating to the Battle of Auldearn	As above – suitable may be required to minimise adverse impact
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site and it is understood that landscaping proposals are already in place as part of the original outline planning consent	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	+	The site is located within the current settlement boundary within the adopted (Nairnshire) Local Plan and is partially allocated for residential development	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Site Reference: H3 – East Auldearn

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N				+				The site is not located within or near any natural heritage designation or any other important habitat for natural heritage	N/A
2	Y				=				There may be protected species present on the site – a protected species survey may be required	Mitigation measures as outlined by survey, where required
3	Y/ N				+				There may be opportunities to create additional wildlife linkages/networks through planting of additional trees and connection with area of woodland to the north of the site	N/A
4	Y				+				The amenity woodland planting strip along the northern boundary of the site would allow people an opportunity to come into contact with a natural environment	N/A
5	N				=				No off site road improvements are proposed as part of the development, however as part of previous development in the area the road network was substantially upgraded	N/A
6	Y				+				It is proposed that each housing unit will be served by an individual or shared access point	Further road safety measures could be employed if required
7	N				+				The site is not located near any bad neighbour uses	N/A
8	N				+				At this stage there are no known land contamination issues affecting the site	N/A
9	Y/ N				=				The site will not safeguard any existing open space within the area, however it may allow an area of open space/woodland to the north to	N/A

			become more accessible	
10	Y/ N	=	The site will not adversely affect any core paths, rights of way or any other existing paths/outdoor access opportunities. The site may facilitate easier access to an area of woodland to the north of the site	N/A
11	Y/ N	=	The site is greenfield in nature and not identified in the Scottish Vacant and Derelict Survey	N/A
12	N	+	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site is not located within an area of prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments, including ensuring space for kerbside collection/recycling	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated	Strong active travel links could be encouraged to minimise reliance on

			as a result of development	car
21	Y/ N	=	An area to the north west side of the site included in the Call for Sites representation (10-20%) is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	This area has been excluded from the housing allocation and left as open space. A Flood Risk Assessment may also required in support of the site.
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	N	-	Given the size, no forms of renewable energy are proposed for the site	N/A
24	Y	+	The east west linear form of development proposed allows for south facing properties and the proposal includes a tree shelter belt along its northern extent	N/A
25	Y	++	The site is within reasonable distance (within 400m) to the village centre to encourage walking and cycling. A bus route also runs within close proximity to the site.	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	N	+	The site will not impact on any Listed Building and/or its setting	N/A
29	N	+	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes	N/A
30	N	+	The site will not affect any sites identified in the HER	N/A
31	N	+	There are no SAMs located in or	N/A

			adjacent to the site	
32	N	=	There are no specific landscape designations covering the site. It is unlikely that development of the site will result in the removal of valued landscape features/ key views	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	N	=	The site is not within the current settlement boundary in the adopted Local Plan or allocated for uses. Effectively the settlement boundary is however being extended to the east of the site following granting of planning permission for residential development at Meadowfield – the site is therefore considered infill development to round off the settlement	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Site Reference: H4 - Meadowfield

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N								No part of the site is within or likely to affect any natural heritage designation or area identified for its importance to	N/A

		=	nature conservation No part of the site is within or likely to affect non-statutory features identified as being of nature conservation importance	
2	Y	=	There may be protected species present on the site however this issue may have been examined as part of planning application	Mitigation measures as identified through protected species survey
3	N	=	The proposal for the site involves redevelopment of an existing steading. Impacts on the green network are therefore likely to be limited. Similarly the proposal is not likely to provide opportunities to enhance the green network.	N/A
4	Y/ N	+	The site may provide an opportunity for people to better access an area of woodland located to the north west of the site	N/A
5	N	=	Development of the site is unlikely to result in any off site improvements to the road network given access arrangements exist at present	N/A
6	N	=	Given that access arrangements exist at present and the size of the site, it is unlikely that road calming measures will be required for this particular site	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	There are no known contaminating land issues affecting the site	N/A

9	N	=	Due to the brownfield nature of the site, there will be no adverse impact	A financial contribution towards open space
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			on any useable public open space however it is also unlikely that the site will create opportunity to provide additional public open space	may be required
10	N	+	The site will not affect any core paths identified in the Council's Core Path Plans or any other identified rights of way, existing paths or access opportunities. There are opportunities to link the path network within the site to achieve good connectivity	N/A
11	Y	++	The site has previously been used as a steading – development of the site will therefore reuse brownfield land as encouraged by national planning policy	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	++	The site is not within an area of prime agricultural land. Due to the brownfield nature of the site it is likely that minimal loss of soil will occur	N/A
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A
17	N	+	Due to the brownfield nature of the site it is unlikely that there will be any changes in land form or level therefore issues with soil and	N/A

			drainage are not anticipated	
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	+	The site is not within any area identified as being at risk from flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	N	=	There may be opportunities to utilise renewable energy at the site	N/A
24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is located within reasonable proximity to the village centre to encourage walking and cycling. A bus route also runs through the village centre and is within 400m of the site	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	N	+	The site will not impact on any Listed Building and/or its setting	N/A
29	N	+	The site will not impact on any entry within the Inventory of Gardens and	N/A

			Designed Landscapes	
30	Y	=	The steading in the site is identified in the HER	Reuse of existing materials wherever possible
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site. It is unlikely that development of the site will result in the removal of valued landscape features/ key views	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	N	=	The site is not within the current settlement boundary in the adopted Local Plan or allocated for uses. Effectively the settlement boundary is being extended to the east to incorporate the site following granting of planning permission.	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Cawdor

Site Reference: MU1 – Cawdor Expansion

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is within or likely to affect any natural heritage designation or area identified for its importance to nature conservation. The site may affect features identified as being of nature conservation importance including an area of Long Established Woodland to the south	Adequate setback from LEW may be required/ consultation with the relevant organisations including SNH
2	Y			=					There may be protected species present on the site given the size of the site and its proximity to nature environments	Mitigation measures as identified through protected species survey
3	Y			+					Given the size of the proposal it is likely that the existing green network may be affected by development. However the plan aims to limit any negative impact by retaining as much natural environment as possible as open space	Retention of existing woodland wherever possible/additional planting
4	Y			+					The site is adjacent to Cawdor Woods located on its southern boundary. It is anticipated that the site will provide opportunities for people to come into contact with its natural environment	N/A
5	Y			++					It is likely that the development of the site will involve significant off site road improvements including calming of the B9090 allowing safer crossings	N/A
6	Y			++					There is scope to incorporate road safety measures, particularly home zone principles, throughout the	N/A

			development	
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	??	This area includes 2 potential source Polygons including Cornmill (NA-MS-107) at NGR 284722:850398 and a Smithy (NA-FER-1010) at NGR 2846266:850123	Land Contamination Study may be required to identify any possible contamination
9	Y	+	Whilst the site will develop existing open space, the development will include areas of additional open space to be delivered in line with the Council's Open Space in New developments Supplementary Guidance	N/A
10	Y/ N	+	No core paths, rights of way or other access opportunities will be adversely effected although it will be important to maintain adequate access to Cawdor Woods located to the south of the site. Given the size of the site it will be important to ensure additional paths are created to ensure good connectivity particularly as the site will develop both sides of the busy B9090	N/A
11	N/ Y	-	The site is greenfield in nature and includes land currently used for agricultural purposes	It will be important to ensure best use of the site
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N/ Y	-	The site will result in the loss of some prime agricultural land	Development of the site should ensure that any soil excavated will be re-used within the site itself or locally
14	N	+	The site is not within or functionally	N/A

			connected to any area of peatland and would not result in the removal of peat	
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	Y	=	The Cawdor Burn runs close to the site (and is included as part of the representation submitted as part of the Call for Sites)	The area to either side of the burn has been designated as open space and should not be developed
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	Y	=	As noted the Cawdor Burn is located within the site and the area to either side of it is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	This area has been designated as open space
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	Y	++	Given the size of the site there is scope to include forms of renewable energy	N/A

24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is within close proximity to exiting facilities to encourage walking and cycling. New community and commercial facilities are also proposed as part of development of the site which will work towards ensuring this is self sustaining settlement	N/A
26	Y	+	The site provides an opportunity to provide a financial contribution to encouraging sustainable travel patterns	N/A
27	Y	=	The site is partially within the Cawdor Conservation Area	New development should be in keeping with the established village character wherever possible. Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
28	Y	=	B and C Listed Buildings are located throughout the site and may be affected	Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
29	N/ Y	-	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes.	Suitable buffers may be required to minimise adverse impact
30	Y	=	There are buildings in the HER throughout the site which may be affected by development of the site	Consultation with the relevant Council departments/ organisations may also

				be required to ensure adverse effects are mitigated
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site and it is understood that landscaping proposals are already in place as part of the original outline planning consent	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	+	The site is located outwith the adopted Local Plan boundary however is included within the Highland wide LDP – likely to be adopted Spring 2012	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Site Reference: H1 – Cawdor (central)

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is within or likely to affect any natural heritage designation or area identified for its importance to nature conservation, however the southern boundary is located on the edge of Cawdor Woods SSSI/SAC/Long Established Woodland	Adequate setback from LEW may be required/ consultation with the relevant organisations including SNH
2	Y			=					There may be protected species present on the site given the size of the site and its proximity to nature environments	Mitigation measures as identified through protected species survey
3	Y			=					It is unlikely that the site will affect the existing green network, given the size of the site. Given the built up nature of the area around the site it is unlikely that green networks will be enabled/created	N/A
4	Y			+					The site is within close proximity to Cawdor Woods which may provide some opportunity for people to come into contact with its natural environment	N/A
5	N			=					It is unlikely that the site will involve any off road improvements given that an existing access arrangement exists at present	N/A
6	Y			++					There is scope to incorporate road safety measures, particularly home zone principles, throughout the development	N/A
7	N			=					There are no bad neighbour uses	N/A

			nearby	
8	N	=	There are no known contaminating land issues affecting the site	N/A
9	Y	+	Whilst the site will develop existing open space, the development will include areas of additional open space to be delivered in line with the Council's Open Space in New developments Supplementary Guidance	N/A
10	Y/ N	+	No core paths, rights of way or other access opportunities will be adversely effected although it will be important to maintain adequate access to Cawdor Woods located to the south of the site.	N/A
11	N/ Y	-	The site is greenfield in nature	It will be important to ensure best use of the site
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N/ Y	-	The site will result in the loss of some prime agricultural land	Development of the site should ensure that any soil excavated will be re-used within the site itself or locally
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in	N/A

			New Developments SG including ensuring enough space for kerbside collection	
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	=	There are no watercourses, lochs, or sea within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	Y	++	There may be scope to include forms of renewable energy as part of the wider village expansion	N/A
24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is within close proximity to exiting facilities to encourage walking and cycling. New community and commercial facilities are also proposed as part of the wider community expansion development of the site which will work towards ensuring this is self sustaining settlement	N/A
26	Y	+	The site may provide an opportunity to provide a financial contribution to encouraging sustainable travel	N/A

			patterns as part of the wider village expansion	
27	Y	=	The site is within the Cawdor Conservation Area	New development should be in keeping with the established village character wherever possible. Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
28	N	=	There are no Listed Buildings within the site itself although the setting of a C Listed Building adjacent to the site may be affected	Consultation with relevant Council departments/ external organisations to ensure adverse effects can be mitigated
29	N	-	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes.	N/A
30	N	=	The site will not affect any listings in the HER	N/A
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	+	The site is located within the adopted Local Plan boundary and is allocated for housing use	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in	N/A

			the interests of safety however this is not anticipated to be significant	
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Site Reference: H2 – Cawdor Former Primary School

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N								No part of the site is within or likely to affect any natural heritage designation or area identified for its importance to nature conservation, however it is located within close proximity to Cawdor Woods SSSI/SAC/Long Established Woodland	Adequate setback from LEW may be required/ consultation with the relevant organisations including SNH
2	Y								There may be protected species present on the site given the size of the site and its proximity to nature environments	Mitigation measures as identified through protected species survey
3	Y								It is unlikely that the site will affect the existing green network, given the size of the site. Given the built up nature of the area around the site it is unlikely that green networks will be enabled/created	N/A
4	Y								The site is within close proximity to Cawdor Woods which may provide some opportunity for people to come into contact with its natural environment	N/A

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5	N	=	It is unlikely that the site will involve any off road improvements given that an existing access arrangement exists at present	N/A
6	Y	++	There is scope to incorporate road safety measures, particularly home zone principles, throughout the development	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	There are no known contaminating land issues affecting the site	N/A
9	Y	+	Whilst the site will develop existing open space, the development will include areas of additional open space to be delivered in line with the Council's Open Space in New developments Supplementary Guidance	N/A
10	Y/ N	+	No core paths, rights of way or other access opportunities will be adversely effected although it will be important to maintain adequate access to Cawdor Woods located to the south of the site.	N/A
11	N/ Y	-	The site is greenfield in nature	It will be important to ensure best use of the site
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N/ Y	-	The site will result in the loss of some prime agricultural land	Development of the site should ensure that

				any soil excavated will be re-used within the site itself or locally
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	=	There are no watercourses, lochs, or sea within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	Y	++	There may be scope to include forms of renewable energy as part of the wider village expansion	N/A

24	Y	+	The site has a principal south facing aspect	N/A
25	Y	++	The site is within close proximity to exiting facilities to encourage walking and cycling. New community and commercial facilities are also proposed as part of the wider community expansion development of the site which will work towards ensuring this is self sustaining settlement	N/A
26	Y	+	The site may provide an opportunity to provide a financial contribution to encouraging sustainable travel patterns as part of the wider village expansion	N/A
27	Y	=	The site is within the Cawdor Conservation Area	New development should be in keeping with the established village character wherever possible. Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
28	N	=	There are no Listed Buildings within the site itself although the setting of a C Listed Building adjacent to the site may be affected	Consultation with relevant Council departments/ external organisations to ensure adverse effects can be mitigated
29	N	-	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes.	N/A
30	N	=	The site will not affect any listings in the HER	N/A

31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	+	The site is located within the adopted Local Plan boundary and is allocated for housing use	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Site Reference: B1 – Home Farm

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	??	+/-		
1	N			=					No part of the site is within or likely to affect any natural heritage designation or area identified for its importance to nature conservation.	N/A
2	Y			=					There may be protected species present on the site given the size of the site and its proximity to nature environments	Mitigation measures as identified through protected species survey
3	Y				-				The site may affect the existing green network particularly as it includes an area of woodland to the south eastern corner. It is unlikely that the site will provide an opportunity to enhance the green network of the area	Retention of existing woodland wherever possible/additional planting
4	Y				+				The site may provide some opportunity for people to come into contact with a natural environment given its contains an area of woodland within its curtilage.	N/A
5	Y				+				The traffic generating nature of the site would mean off site road improvements would be considered appropriate, particularly widening of the access	N/A
6	Y				+				There is scope to incorporate road safety measures throughout the development if required	N/A
7	N			=					There are no bad neighbour uses nearby	N/A
8	N			=					There are no known contaminating land issues affecting the site	N/A

9	NY	-	The site will develop existing green space located to the south east of the site. Given the proposed use of the site it is unlikely that any additional, usable open space would be created other	N/A
10	Y/ N	=	The site features a path identified in the Council's Core Path Plan – any development of the site should therefore ensure that the path can be maintained. It is unlikely the site will create any additional access opportunities	N/A
11	N/ Y	-	The site is predominantly greenfield in nature and includes farm buildings and land currently used for agricultural purposes as well as existing	It will be important to ensure best use of the site including any conversion of existing buildings
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N/ Y	-	The site will result in the loss of some soil however this is not classified as prime land	Development of the site should ensure that any soil excavated will be re-used within the site itself or locally
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A

17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	Y	=	The site does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	+	It is assumed a connection to both systems can be made given that development exists on the site at present	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	Y	=	The site is not located within or within close proximity to an area identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	This area has been designated as open space
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	Y	+	There is scope to include some form of renewable energy as part of development of the site although this is likely to be limited	N/A
24	Y	+	The site has a principal south facing aspect	N/A
25	Y	--	The site is within a reasonable distance to the village centre however it is detached from the existing pattern of development and is unlikely to encourage walking or cycling. The site proposes business use however it is unlikely to encourage sustainable travel from existing residential areas given its location outwith the village	N/A

26	Y	+	The site provides an opportunity to provide a financial contribution to encouraging sustainable travel patterns	N/A
27	Y	-	The site is partially located within the Cawdor Conservation Area	New development should be in keeping with the established village character wherever possible. Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
28	Y	-	The Home Farm building is Grade B Listed	Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated – conversion of as much of the original building as possible
29	N	-	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes.	N/A
30	Y	-	The Home Farm building is also in the recorded in the HER as well as being Grade B Listed	Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site and it is	N/A

			understood that landscaping proposals are already in place as part of the original outline planning consent	
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	--	The site is located significantly outwith the settlement boundary of the adopted plan and is considered detached from Cawdor itself. The site is allocated for business use in the adopted plan	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

Clephenton

The following sites are not included within the Inner Moray Firth Local Development Plan Main Issues Report. Clephenton will be subject to the general policies of the Highland-wide Local Development Plan.

Site Reference: N1 - Land at Clephanton (Phase 3) – *not included in Main Issues Report*

No	SEA Issue and checklist question	Y/ N	Will the impact be...							Justification	Mitigation Measures
			+	+	=	-	-	?	+		
			+				-	?	/		
									-		
1	<p>a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</p>	<p>N</p> <p>N</p>	<p>--</p> <p>-</p>							<p>No part of the site is inside a natural heritage designation however it is within close proximity to Loch Flemington Special Protection Area and Site of Special Scientific Interest</p> <p>The site will may affect species listed in the UK and Local BAP's, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive</p>	
2	<p>a) Will the site affect any priority habitat or species?</p> <p>b) Will the site affect any other important species for the natural heritage?</p>	Y	=							<p>Protected species may be present around the allocation given its proximity to the natural heritage designations mentioned in q.1. Mitigation will need to be in place to ensure that the allocation</p>	<p>Mitigation will need to be in place to ensure that the allocation does not have an adverse affect on the protected</p>

				does not have an adverse affect on the protected habitats or species	habitats or species
3	a) Will the site affect the present green network of the area? b) Will the site provide opportunities to enhance the present green network of the area?	N Y	= =	The site will not affect features that currently provide for the movement of species and/or people The site will provide an opportunity for additional planting	N/A N/A
4	Will it provide opportunities for people to come into contact with and appreciate nature/natural environments?	Y	-		N/A
5	Will the site involve “off site” road improvements that will contribute to road safety?	Y	+	Due to the nature of this traffic generating use it would be appropriate to have off site road improvements to ensure road safety	Road safety measures to be agreed with TEC Services
6	Is there scope for road safety measures as part of the development of the site?	Y	+	There is scope for the development to incorporate on-site traffic calming measures such as speed bumps/ home zone principles could also be incorporated	N/A
7	Is the site near any existing “bad neighbour” uses?	N	=	There are no existing ‘bad neighbour’ uses near the site	N/A
8	Are there any contaminated land issues affecting the site?	N	=	No contaminated land issues have been identified at this point	N/A

9	a) Will the site safeguard any existing open space within the area?	N	=	The site will have no impact on existing public open space as this is identified and protected within the existing Local Plan.	N/A
	b) Will the site enable high quality open space to be provided within the area?	Y	+		
	c) Will the site allow for open space to become more accessible to all?	Y	+	Whilst the site would lead to development of greenfield land, it will be expected to incorporate an element of usable open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	a) Will the site affect any core paths or right of way?	N	=	The site will not affect any core paths or right of way	N/A
	b) Will the site affect any other existing paths or outdoor access opportunities?	N	=	The site will not affect any other existing paths or outdoor access opportunities	
	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	Y	+	The site provides an opportunity to improve the path network	
11	a) Is the site on derelict, vacant or other land that	N	=	The site is not identified in Scottish	N/A

	has previously been used? b) Is the site on greenfield land?		--	Government's Vacant and Derelict Land Survey The site is on greenfield land	
12	Will the site have an impact on geodiversity of the area?	N	=	No geodiversity issues have been identified at this stage	N/A
13	Will soil quality and capability of the site be adversely affected?	Y	--	Given the site's existing arable use, development will adversely affect soil quality/capability	
14	Is the site on peatland?	N	=	The site is not within or functionally connected to an area of peatland	N/A
15	Will the site have any affect on the viability of a crofting unit?	N	=	The site will not have any affect on crofting units	N/A
16	Will the site offer opportunities for sustainable waste management?	Y	+	A site of this nature would be expected to incorporate the developer requirements outlined with the Council's supplementary guidance regarding waste management	N/A
17	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage issues be addressed?	N	=	Development of the site would not require any alteration to existing land form and level – existing contours to be utilised	N/A
18	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be	N	=	There are no water features within or adjacent to the site	N/A

	protected from development?				
19	Can the site be connected to the public water and sewerage system?	N	--	No connection to the public water and sewerage system is available – reed bed system proposed to be employed instead	N/A
20	Will the site have any impact upon local air quality?	Y	--	Given the nature of the site, it is likely that development would result in an increase in traffic which may have a slight negative impact on local air quality	Active travel links would need to be promoted to reduce car usage
21	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?	N	=	No part of the site is at risk from fluvial or coastal flooding as shown on SEPA's flood map	N/A
22	Will the site affect or be affected by coastal erosion or natural coastal processes?	N	=	Given the site's distance from the coast, it is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Is the site proposed to provide any form of renewable energy?	Y	+	The site is capable of providing renewable energy – a district heating system/turbine/ reed bed are all being investigated as possibilities	N/A
24	Is the site sheltered from the prevailing wind and does it have a principal aspect between SW and SE?	Y	+	The site is not considered to be sheltered from the prevailing wind however does have a principal aspect of South East allowing it	N/A

				to an opportunity to benefit from solar gain and maximise energy efficiency	
25	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	N	--	Bus stop located within 400m of the site however unless the site is capable of providing additional facilities it is likely that reliance on car use will occur.	N/A
26	Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?	Y	+	The site provides an opportunity for a financial contribution to a local bus route for example	N/A
27	Will the site affect a conservation area?	N	=	The site will not affect a Conservation Area	N/A
28	Will the site impact on any listed building and/or its setting?	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Will the site affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	The site will not affect any sites identified in the Historic Environment Record	N/A
31	Will the site impact on an Scheduled Ancient Monument and/or its setting?	N	=	The site will not impact on any Scheduled Ancient Monument or its setting	N/A
32	Will the site affect the distinctiveness and special qualities of the present	N	=	The site will not affect any landscape designations –	N/A

	landscape character or affect any landscape designations?			minimal effect on the landscape character is anticipated	
33	Will the site have a significant impact on the local landform?	Y	-	Given the size of the site it is likely that there may be an impact on local landform	Development to use existing contours where possible
34	Will the site affect any areas with qualities of wildness (that is land in its original natural state?)	N	=	The site will not affect any areas with qualities of wildness	N/A
35	Is the site within the current settlement boundary?	N	=	The site is out with the current settlement boundary and not allocated in the adopted local plan	N/A
36	Will the site have an impact on light pollution levels?	Y	-	As with all development there may be an element of light pollution as street lighting would be required in the interests of safety	Minimal street lighting to be incorporated