



Inner Moray Firth Local Development Plan 2  
Plana Leasachaidh Ionadail Linne Mhoireibh A-Staigh 2

**LIST OF MODIFICATIONS FOLLOWING EXAMINATION**

March 2024

The Highland Council intends to adopt the Inner Moray Firth Local Development Plan 2 including all of the Modifications recommended by the Reporters. These are listed in Table 3 below. However, there are other modifications necessary following updates to the Plan's related Habitats Regulations Appraisal (HRA). In two cases, these HRA inspired changes update or correct European nature conservation site references added by the Reporters. All changes resulting from the HRA are listed in Table 1 below. Finally, there are non-material changes such as factual corrections, which are summarised in Table 2 below.

**TABLE 1: MODIFICATIONS RESULTING FROM THE HABITATS REGULATIONS APPRAISAL**

Issue / Place / Site	Modifications Resulting from the Habitats Regulations Appraisal
Issue 19 – Alness - AL11	<p>Add to settlement text: “At AL11 coastal erosion is a risk which poses a threat to inter-tidal habitats in the Cromarty Firth SPA. Any development of this site will require to avoid the coastal edge and assess the sustainability of the development against potential coastal change and effects on flood risk.”</p> <p>Additional developer requirements added: “A ‘sustainability of development’ appraisal to be undertaken to consider potential coastal change and effects on flood risk. Built development to be avoided near the coastal edge and clear provisions for re-location or demounting if required by coastal change risk; No hard engineered coastal protection defences to avoid adverse effects on the intertidal habitat interests of Cromarty Firth SSSI and the Cromarty Firth SPA.”</p>
Issue 28 – Dingwall – Settlement Text	Delete reference to DW09 in final paragraph of settlement text (because it is now screened out of HRA purposes).
Issue 33 – Invergordon – IG05	For Moray Firth SAC, add developer requirements: “Recreational Access Management Plan including consideration of water based activities, must ensure disturbance to the Moray Firth SAC bottlenose dolphin are avoided, must include satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, adherence to the Scottish Marine Wildlife Code and the WISE scheme to help avoid, for example rafts of birds on the water surface...”
Issue 36 - Central Inverness and City-wide - INC06	<p>For Moray Firth SAC, amend (text in italics) developer requirements: “Hydro-Dynamic <i>study to assess the impact of altered flows on sediment movement in the firth</i> in relation to subtidal sandbanks (<i>only suitable development should be taken forward in light of the Dynamic Coast 2 and coastal flooding predictions</i>)”</p> <p>For Inner Moray Firth SPA, amend (text in italics) developer requirements: “Satisfactory submission of a Construction Environmental Management Plan and Operational Environmental Management Plan (OEMP)/Environmental Management System (EMS) both including <i>method statements and mitigation in relation to: Piling; Dredging and disposal (in accordance with Marine Scotland Guidance); sourcing of materials for land raising/reclamation; hydro-dynamic assessment of impacts of altered flows on sediment movement in relation to sub-tidal sandbanks</i>, prevention of sedimentation, pollution and disturbance, maintaining water quality and flow and controlling disturbance.”</p>

Issue 36 - Central Inverness and City-wide - INC07	Add to developer requirements: “recreational access management plan including satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, nature-based solutions such as planting and careful site design to screen people from birds and to limit access to the shore from this allocation”.
Issue 36 - Central Inverness and City-wide - INC08	Add to developer requirements: “recreational access management plan including satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, nature-based solutions such as planting and careful site design to screen people from birds and to limit access to the shore from this allocation”.
Issue 24 – Conon Bridge	Replace first sentence of paragraph 125 on page 115 with “There is potential for a number of developments in Conon Bridge (allocations CB03, CB05 and CB06) to have an adverse effect on the integrity of Conon Islands SAC both alone and in-combination”. Also add “in-combination” at the end of the second sentence of paragraph 125 on page 115. Replace the last developer requirement for site CB06 (Riverford) with “Demonstration of no adverse effect on the integrity of Conon Islands SAC and Cromarty Firth SPA/Ramsar by public sewer connection and comprehensive sustainable urban drainage system to deal with surface water run-off to avoid sedimentation and pollution reaching the River Conon, satisfactory submission of a Construction Environmental Management Plan and Operational Environmental Management Plan both including prevention of sedimentation and pollution and avoiding spread of invasive non-native species”
Issue 40 – Maryburgh	Add “in-combination” at the end of the first sentence of paragraph 208 on page 256. Add “MB03” and “CB06” to second sentence of paragraph 208 on page 256.
Issue 47 - Tain – TN06	<p>Delete reference to Dornoch Firth and Loch Fleet SPA in developer requirements. The site TN5 (Knockbreck Road) from the current IMFLDP1 (2015) was at that time assessed in the HRA as in-combination with FD1 (Fendom) and a RAMP was included as mitigation. Given that FD1 is not being carried through to IMFLDP2 there is no longer the same pathway or connectivity to the qualifying features of the SPA and as such NatureScot has advised that Knockbreck Road can be screened out of the HRA for Dornoch Firth and Loch Fleet SPA.</p> <p>Add/amend (text in italics) developer requirements: “Demonstration of no adverse effect on the integrity of Dornoch Firth and Morrich More SAC <i>by public sewer connection and comprehensive sustainable urban drainage system which safeguards water quality and avoids sedimentation and other pollution reaching the Firth.</i>”</p>
Issue 51 Economic Development Areas	
HD01 Highland Deephaven	For Moray Firth SAC and Moray Firth SPA, add text (shown in italics) to developer requirements: “Recreational Access Management Plan including consideration of water based activities, <i>must ensure disturbance to the Moray</i>

	<p><i>Firth SAC bottlenose dolphins interests and the bird interests of the Moray Firth SPA are avoided, must include satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, adherence to the Scottish Marine Wildlife Code and the WiSE scheme to help avoid, for example rafts of birds on the water surface.”</i></p> <p>For Moray Firth SAC, amend developer requirements (shown in italics): “Hydro-Dynamic study to assess the impact of altered flows on sediment movement in the firth in relation to subtidal sandbanks (<i>only suitable development should be taken forward in light of the Dynamic Coast 2 and coastal flooding predictions</i>)”.</p>
NG01 Nigg Yard	<p>For Moray Firth SAC and Moray Firth SPA, add text (shown in italics) to developer requirements: “Recreational Access Management Plan including consideration of water based activities, <i>must ensure disturbance to the Moray Firth SAC bottlenose dolphin and the bird interests of the Moray Firth SPA are avoided, must include satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, adherence to the Scottish Marine Wildlife Code and the WiSE scheme to help avoid, for example rafts of birds on the water surface...</i>”.</p> <p>For Moray Firth SAC, amend (shown in italics) developer requirement: “Hydro-Dynamic study to assess the impact of altered flows on sediment movement in the firth in relation to subtidal sandbanks (<i>only suitable development should be taken forward in light of the Dynamic Coast 2 and coastal flooding predictions</i>)”.</p>
WH01 Whiteness	<p>For Moray Firth SAC and Moray Firth SPA, add text (shown in italics) to developer requirements: “Recreational Access Management Plan including consideration of water based activities, <i>must ensure disturbance to the Moray Firth SAC bottlenose dolphin and the bird interests of the Moray Firth SPA are avoided, must include satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, adherence to the Scottish Marine Wildlife Code and the WiSE scheme to help avoid, for example rafts of birds on the water surface...</i>”.</p> <p>For Moray Firth SAC, amend developer requirement (shown in italics): “Hydro-Dynamic study to assess the impact of altered flows on sediment movement in the firth in relation to subtidal sandbanks (<i>only suitable development should be taken forward in light of the Dynamic Coast 2 and coastal flooding predictions</i>)”.</p> <p>For Inner Moray Firth SPA, amend developer requirements (shown in italics): “Satisfactory submission of a Construction Environmental Management Plan and Operational Environmental Management Plan both including <i>method statements and mitigation in relation to: piling, dredging and disposal (in accordance with Marine Scotland Guidance), sourcing of materials for land raising/reclamation, prevention of sedimentation and pollution, spit habitat protection and enhancement, mitigating disturbance, impacts of vessel movements, dredging and disposal, sediment transport monitoring and the modification of coastal processes, Boat Traffic Management Plan, Noise and Vibration Mitigation Plan, Oil Spill Contingency Plan, Hydro-Dynamic study to assess the impact of altered flows on sediment movement in the firth in relation to subtidal sandbanks (only suitable development should be</i></p>

	taken forward in light of the Dynamic Coast 2 and coastal flooding predictions).”
CS01 Castle Stuart	<p>For Inner Moray Firth SPA, amend developer requirements (shown in italics): “Satisfactory submission of a Construction Environmental Management Plan and Operational Environmental Management Plan both including <i>method statements and mitigation in relation to: Piling; Dredging and disposal (in accordance with Marine Scotland Guidance); sourcing of materials for land raising/reclamation; hydro-dynamic assessment of impacts of altered flows on sediment movement in relation to sub-tidal sandbanks</i>, prevention of sedimentation and pollution.”</p> <p>For Moray Firth SPA, amend developer requirements (shown in italics): “Recreational Access Management Plan <i>including consideration of water based activities, must ensure disturbance</i> to the bird interests of the Longman and Castle Stuart Bays SSSI, the Inner Moray Firth SPA <i>and Moray Firth SPA are avoided</i>, including satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, <i>adherence to the Scottish Marine Wildlife Code and the WiSE scheme to help avoid, for example rafts of birds on the water surface</i>”.</p>
FG01 Fort George	<p>For Inner Moray Firth SPA, amendment mitigation text as follows:</p> <p><u>Amend from:</u> “Submission of a Construction Environmental Management Plan including method statements and mitigation in relation to: piling (in accordance with JNCC piling guidance); dredging and disposal (both for capital and maintenance spoil) (in accordance with Marine Scotland Guidance); sourcing of materials for land raising/reclamation; hydro-dynamic assessment of impacts of altered flows on sediment movement in relation to sub-tidal sandbanks.”</p> <p><u>To:</u> “Submission of a Construction Environmental Management Plan including method statements and mitigation in relation to: Piling; Dredging and disposal (in accordance with Marine Scotland Guidance); sourcing of materials for land raising/reclamation; hydro-dynamic assessment of impacts of altered flows on sediment movement in relation to sub-tidal sandbanks.”</p> <p>For Moray Firth SPA, add text (shown in italics) to developer requirements: “satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, <i>adherence to the Scottish Marine Wildlife Code and the WiSE scheme to help avoid, for example rafts of birds on the water surface.</i>”</p>

**TABLE 2: SUMMARY OF NON-MATERIAL MODIFICATIONS**

<b>Issue / Place / Site</b>	<b>Summary and Examples of Non-Material Modifications</b>
Various	Changes required as a consequence of the Reporters' modifications. For example, paragraph and site reference renumbering to take account of site/paragraph additions and deletions made by the Reporters.
Various	Factual update corrections. For example, references in the settlement preambles to school capacity issues which have since been resolved or to the presence of facilities which have now closed.
Various	Spelling and typographical error corrections.
Issue 36 - Central Inverness and City-wide /INC06	Delete "hydro-dynamic assessment of impacts of altered flows on sediment movement in relation to sub-tidal sandbanks" from lines 11 and 12 of developer requirements on page 225 due to erroneous duplication of text.
Issue 37 - East Inverness	Amend the second line of paragraph 199 on page 232 by replacing "INE02-08, INE10-13" with "INE02-INE13" to correctly align with the HRA.

**TABLE 3: REPORTER RECOMMENDED MODIFICATIONS**

<b>Issue / Place</b>	<b>Reporter Recommended Modifications</b>
Issue 1 - General, Vision and Outcomes	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the words "where possible" from the environment outcomes in Table 1 on page 28.</li> </ol>
Issue 2 - Spatial Strategy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the words "Regional Spatial Strategy" in paragraph 24 on page 30 with "Highland Indicative Regional Spatial Strategy to 2050 (September 2020)"</li> <li>2. Adding the following fourth bullet point to paragraph 33 on page 36: <ul style="list-style-type: none"> <li>"• can result in adverse impacts on the natural environment, including breaking up ecological connectivity and fragmenting habitats."</li> </ul> </li> </ol>
Issue 3 - Housing Requirements	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing paragraphs 29 to 32 and Table 3 on pages 33 to 36 with the following six paragraphs (29 to 34) and</li> </ol>

Issue / Place	Reporter Recommended Modifications				
	<p data-bbox="651 172 824 201">new Table 3:</p> <p data-bbox="651 240 2130 373">“29. NPF4 sets a minimum all tenure housing land requirement (MATHLR) for the whole of the Highland Council Area (apart from Cairngorms National Park) of 9,500 housing units. Based on the 2020 Housing Need and Demand Assessment (HNDA), on which the MATHLR figure is also based, a proportionate figure of 6,790 is identified for the Inner Moray Firth area.</p> <p data-bbox="651 411 2130 576">30. The latest forecasts for the Inner Moray Firth’s future population and households indicate stability rather than rapid growth. However, there is considerable uncertainty as to whether past trends will continue. In particular, the assumed level of net migration into the Plan area is critical to future household and housing requirement forecasting but will be influenced by the unpredictable medium term effects of the pandemic, Brexit and the possibility of employment led growth in Highland.</p> <p data-bbox="651 614 2130 778">31. Using the baseline of the 2020 HNDA, a requirement for housing land in excess of the MATHLR is set to promote an ambitious and plan led approach. The plan’s housing land requirement of 8,463 takes account of economic growth connected to the renewables industry. An additional margin is included to account for ineffective housing stock and there is a further flexibility allowance of 30% to account for uncertainty. This housing land requirement applies to all tenures and to the whole plan area.</p> <p data-bbox="651 817 2107 916">32. Work is underway on the preparation of a new Highland Local Development Plan, which will be expected to identify a local housing land requirement for its area. This will provide an early opportunity to review the adjustments which have informed the housing land requirement in this plan.</p> <p data-bbox="651 954 2130 1118">33. Table 3 sets out how the plan expects to meet its housing land requirement over the 10 year period from mid 2024. This shows a total figure in excess of the NPF4 minimum housing land requirement and deliverable land capacity in excess of the council’s locally adjusted housing land requirement (which already includes additional flexibility). The council will work with developers, service providers and other partners to maintain a sufficient pipeline of deliverable housing land.</p> <p data-bbox="651 1157 1357 1185">Table 3 Meeting the Local Housing Land Requirement</p> <table border="1" data-bbox="651 1224 1485 1425"> <tbody> <tr> <td data-bbox="651 1224 1126 1358"></td> <td data-bbox="1126 1224 1485 1358">Anticipated contribution towards meeting the plan’s housing land requirement</td> </tr> <tr> <td data-bbox="651 1358 1126 1425">(a) Existing sites (from Housing Land Audit 2022)</td> <td data-bbox="1126 1358 1485 1425">6,640</td> </tr> </tbody> </table>		Anticipated contribution towards meeting the plan’s housing land requirement	(a) Existing sites (from Housing Land Audit 2022)	6,640
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(a) Existing sites (from Housing Land Audit 2022)	6,640				

Issue / Place	Reporter Recommended Modifications	
	(b) New allocations	872
	(c) Windfall development	1,083
	Total	8,595
	(a) + (b) + (c)	
	<p>34. Some of the sites allocated in the plan are expected to deliver homes beyond the 10 year plan period. Each allocated site with a housing component has a stated indicative housing capacity. The main capacity figure is the number of residential units expected to be delivered within 10 years and for the larger sites there is second, bracketed figure which is the expected total for the entirety of the allocation; i.e., also includes units expected to be delivered beyond year 10 of the plan period.” Table 3 above includes only the proportion of sites currently anticipated to deliver in the 10 year period.”</p> <p>2. Adding the following new section before the “Rural Housing – Hinterland area” section on page 36:</p> <p><u>“Affordable Housing</u></p> <p>35. Based on figures in the 2020 Housing Need and Demand Assessment, the council identifies the need for 4,673 affordable homes across the Inner Moray Firth area in the 10 year plan period. Affordable housing is included in the all-tenure local housing land requirement. Allocations across the plan area provide land for housing which can be used for the provision of affordable housing in conjunction with open market housing (such as that required by Policy 10) or for affordable housing only.</p> <p>36. Highland’s Strategic Housing Investment Plan 2022 – 2027 sets out a planned investment programme for affordable housing and explains the various ways that the council contributes to the delivery of affordable housing. The council’s Local Housing Strategy 2023 – 2028 was published too late to inform this plan. It will be taken into account in the preparation of the forthcoming new Highland Local Development Plan.”</p>	
Issue 4 - Transport Strategy and Policy	<p>Modify the local development plan by:</p> <p>1. Inserting the following new fifth sentence in paragraph 91 on page 75 after “...potential for being more active.”:</p> <p>“Such measures will support and enable the delivery of the 20-minute neighbourhood concept and green networks.”</p> <p>2. Replacing the text under point 2. in paragraph 95 on page 78 with:</p> <p>“Prioritising buses on the network, particularly at known congestion points, and improving the rail infrastructure</p>	



Issue / Place	Reporter Recommended Modifications
	<p>including Inverness Station.”</p> <p>3. Replacing the text under point 2. in paragraph 96 on page 78 with:  “Maximising the opportunities to utilise rail halts and park and ride/park and share sites, and the use of rail in the decarbonisation of transport for the region, including rail freight and passenger transport.”</p> <p>4. Replacing the wording of the first paragraph of Policy 14 (Transport) on page 80 with:  “Development proposals should demonstrate how they can maximise walking, wheeling, cycling and public transport as alternative travel options (to use of the private car) for people using the development. A proportionate assessment should be included as part of the Transport Assessment or Statement, where one is required, and is expected to include the following information:</p> <ol style="list-style-type: none"> <li>1. <b>Context:</b> Appraisal of nearby committed major developments (as defined in THC Roads and Transport Development Guidance).</li> <li>2. <b>Trips:</b> Trip generation information, specific to the location, scale and type of development, and origins of trips.</li> <li>3. <b>Users:</b> Appraisal of the end users of the proposal and how this influences trip generation and travel choice.</li> <li>4. <b>Journey times:</b> Representative journey times for each mode of travel expected to be available for end users of the site, including an explanation of data sources and methodologies used.</li> <li>5. <b>Route quality:</b> Appraisal of the quality and attractiveness of routes for each mode and each origin identified.</li> <li>6. <b>Assessment:</b> Provide an assessment of points 1 – 5 to determine the extent to which the proposal enables sustainable travel as an alternative to travel by private car. This should include any mitigation proposed to reach this goal.</li> </ol> <p>Detailed supporting guidance about this information will be prepared in consultation with the development industry, transport providers and other key stakeholders.”</p> <p>5. Replacing the wording of the second paragraph of Policy 14 (Transport) on page 81 with:  “Travel Plans should support development proposals for significant travel generating uses, or smaller-scale developments where it is important to monitor travel patterns resulting from the development. A Travel Plan should demonstrate how the proposal will support a transition to sustainable transport. The Travel Plan should include the following information:”  (points 1 to 5 to remain as existing)</p> <p>6. Deleting the second bullet point following the third paragraph of Policy 14 (Transport) on page 81 (Where no</p>

Issue / Place	Reporter Recommended Modifications
	<p>specific intervention...catchment area).</p> <p>7. Deleting Appendix 2 - Journey time competitiveness methodology (pages 377 to 385).</p>
<p>Issue 5 - GP1 Low Carbon Development</p>	<p>Modify the local development plan by:</p> <p>1. Replacing the text of paragraph 43 on page 41 with:</p> <p>“The new Low and Zero Carbon Development Policy seeks to ensure that each new build development minimises carbon emissions. The Policy has two main elements, the first relates specifically to the components which need to be addressed through the submission of a supporting statement alongside an application to ensure that applicants have taken all the steps available to them to reduce their carbon emissions. This is essentially a "gate check" at the planning application stage.”</p> <p>2. Replacing the title and first three paragraphs of Policy 1 Low Carbon Development and numbered point 7 on page 42 with:</p> <p>“Policy 1</p> <p>Low and Zero Carbon Development</p> <p>Each new build development proposal must minimise carbon emissions. A Low and Zero Carbon Development Section must be included within the Supporting Statement submitted as part of a planning application to demonstrate how this has been achieved. The information provided should be commensurate with the nature and scale of the proposed development.</p> <p>The Council’s Low and Zero Carbon Development Guidance document should be used to inform the statement and it is expected that the following components will need to be addressed (as appropriate to the nature and scale of the proposal):</p> <p style="padding-left: 40px;">(Numbered Points 1 to 6 to remain as existing)</p> <p style="padding-left: 40px;">7. Other methods and innovations to decarbonise development (including the potential for nature-based solutions)</p> <p>For proposals with space heating needs which are located within areas identified as a Heat Network Zone (included within the Low and Zero Carbon Development Guidance):”</p>

Issue / Place	Reporter Recommended Modifications
	<p>3. Replacing the last sentence of the first bullet point of Policy 1 (at the top of page 43) with “Where one does not already exist, Major Developments will be encouraged to create a new heat network.” and deleting the words “or creation of” from the second bullet point on page 43.</p> <p>4. Replacing the words “low carbon” with “low and zero carbon” in the heading (page 41), paragraphs 44 and 45 (Pages 41 and 42), the third bullet point of Policy 1 (page 43) and the last paragraph of Policy 1 (page 43).</p>
<p>Issue 6 - GP2 Nature Protection and Enhancement</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the first sentence in paragraph 46 on page 43 with:  “The Inner Moray Firth is home to some of the most biodiverse habitats and species across Scotland.”</li> <li>2. Replacing paragraph 47 on page 44 with:  “Figure 15 'Mitigation hierarchy' has been developed to assess and address biodiversity loss and achieve net gain when considering development proposals, with schemes designed to achieve net gain through seeking opportunities for enhancement at every level of the hierarchy. The use of suitable ecological surveys will be required to inform site layouts and designs to avoid and reduce negative impacts to biodiversity and inform selection of the most appropriate measures to compensate any biodiversity loss and deliver enhancement.”</li> <li>3. Amending the words in the hierarchy of Figure 15 on page 44 to read as follows:  “Avoid  Minimise  Restore  Offset”</li> <li>4. Replacing the first sentence of paragraph 48 on page 44 with:  “All development sites may have some value for biodiversity, and some may have a protected site within and/or adjacent to them. These may be protected at International, UK, Scottish or local level, as statutory or non-statutory protected sites.”</li> <li>5. Replacing the title of Policy 2 on page 45 with:  “Nature Protection, Restoration and Enhancement”</li> <li>6. Replacing the first paragraph of Policy 2 on page 45 with:</li> </ol>

Issue / Place	Reporter Recommended Modifications
	<p>“All developments must enhance biodiversity, including, where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Any potential adverse impacts of development proposals on biodiversity, nature networks and the natural environment must be minimised through careful planning and design and following the mitigation hierarchy. Design and layouts must show how they have considered enhancing biodiversity, safeguarding the services that the natural environment provides and building the resilience of nature by enhancing nature networks and maximising the potential for restoration.”</p> <p>7. Replacing the “Local Developments” section of Policy 2 on page 45 with:</p> <p><b>“Local Developments</b></p> <p>Local developments will only be supported if they include appropriate measures to integrate nature-based solutions and enhance biodiversity, in proportion to the nature and scale of the proposed development. All new local housing development, excluding householder alterations and extensions, and all other local development will be expected to deliver demonstrable net-biodiversity enhancements above an agreed baseline. These enhancements can be provided on-site, or on other land within the applicant’s ownership or control, and secured through planning conditions. Alternatively, a biodiversity enhancement developer contribution may be paid to facilitate collective biodiversity enhancements within the catchment of the closest main settlement of the proposed development.”</p> <p>8. Deleting the words “Or development for which an Appropriate Assessment is required” from the first paragraph of the National, Major and EIA Developments section in Policy 2 on page 46.</p> <p>9. Inserting the following additional bullet point in the National, Major and EIA Developments section of Policy 2 on page 46:</p> <p>“• take into account the community benefit of biodiversity and nature networks.”</p> <p>10. Adding the following new section at the end of Policy 2 on page 46:</p> <p><b>“Planning Guidance</b></p> <p>Non-statutory planning guidance on the provision of nature-based solutions and biodiversity enhancements, including developer contributions where appropriate, will be prepared by the planning authority. This guidance should be used to inform development proposals.”</p>
Issue 7 - GP3 Water and Waste Water	Modify the local development plan by:

Issue / Place	Reporter Recommended Modifications
Infrastructure Impacts	<p>1. Replacing the title of Policy 3 on page 47 with:</p> <p>“Water and Waste Water Infrastructure Impacts in the Nairn and Inverness Areas”.</p> <p>2. Replacing the first sentence of the first paragraph of Policy 3 (page 47) with:</p> <p>“In line with Policy 65 of the Highland wide Local Development Plan, all allocated developments in the Nairn and Inverness areas are required to connect to the public sewer (as defined in the Sewerage (Scotland) Act 1986).”</p> <p>3. Replacing the final sentence of the second paragraph of Policy 3 (page 47) with:</p> <p>“Developers are required to submit Construction Environmental Management Plans and Operational Environmental Management Plans for controlling water quality and sedimentation and water flows, plus mitigating against disturbance when abstracting water and mitigating impacts of reduced or increased water levels.”</p>
Issue 8 - GP4 Greenspace	<p>Modify the local development plan by:</p> <p>1. Replacing Policy 4 Greenspace on pages 48 and 49 with:</p> <p>“Greenspace</p> <p>Greenspace identified in the maps within this document and any other greenspace which meets the glossary definition (of greenspace) is safeguarded from development.</p> <p>Development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal:</p> <p>i. is ancillary to the principal use of the site as an outdoor sports facility; or</p> <p>ii. involves only a minor part of the facility and would not affect its use; or</p> <p>iii. meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained; or</p> <p>iv. can demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.”</p> <p>2. Adding the following sentence to the end of the glossary definition of Greenspace on page 412:</p>

Issue / Place	Reporter Recommended Modifications
	<p>“Also includes non-mapped space (other than agricultural land), which serves a recreational or an amenity function for the public or provides aesthetic value to the public.”</p> <p>3. Adding the following definition to Appendix 5 Glossary on page 415:</p> <p>“Outdoor Sports Facilities: uses where sportscotland is a statutory consultee under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, which establishes ‘outdoor sports facilities’ as land used as: (a) an outdoor playing field extending to not less than 0.2 hectare used for any sport played on a pitch; (b) an outdoor athletics track; (c) a golf course; (d) an outdoor tennis court, other than those within a private dwelling, hotel or other tourist accommodation; and (e) an outdoor bowling green.”</p>
Issue 9 - GP5 Green Networks	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the first sentence of paragraph 52 on page 49.</li> <li>2. Removing the words “where possible“ from the first sentence of paragraph 53 on page 49.</li> <li>3. Adding a bullet point to Policy 5 on page 50, above the two existing bullet points as follows: <ul style="list-style-type: none"> <li>“• Safeguard, enhance or extend the green network;”</li> </ul> </li> <li>4. Replacing the final bullet point of Policy 5 on page 50 with: <ul style="list-style-type: none"> <li>“• Offer any mitigation which assists the safeguarding, enhancement or extension of the green network, including the physical, visual or habitat connectivity effects.”</li> </ul> </li> </ol>
Issue 10 - Employment and GP6 Town Centre First	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the wording in Policy 6 (Town Centre First) on pages 52 and 53 as follows: <ul style="list-style-type: none"> <li>“sequential assessment” with “sequential approach” (paragraph 1, line 3).</li> <li>“vibrancy” with “vitality” (paragraph 1, line 5).</li> <li>“Other” with “Out-of-centre” (paragraph 1, line 8).</li> <li>“vibrancy and vitality” with “vitality and viability” (paragraph 5, line 5).</li> </ul> </li> </ol>
Issue 11 - GP7 Industrial Land (including Renewable Energy)	<p>Modify the local development plan by:</p>

Issue / Place	Reporter Recommended Modifications
	<ol style="list-style-type: none"> <li data-bbox="651 172 2074 204">1. Replacing the word “highlights” in the last sentence of paragraph 58 on page 54 with “and NPF4 highlight”.</li> <li data-bbox="651 240 1659 272">2. Adding the following new sentence to the end of paragraph 58 on page 54:   “To ensure that these economic and regeneration opportunities are delivered alongside the protection of the environment, ongoing engagement will be necessary with key agencies, particularly in relation to safeguarding the integrity of the internationally and nationally important natural heritage of the Cromarty and Moray Firths.”</li> <li data-bbox="651 443 2130 815">3. Replacing paragraph 59 on page 54 with:   “The area’s nationally important status has been further recognised through the Scottish Government and UK Government jointly identifying the Inverness and Cromarty Firth as one of the two new Green Freeports in Scotland. A cross-sector partnership is developing a series of proposals which includes the main ports in the Cromarty Firth and the Moray Firth; Port of Cromarty Firth, Port of Nigg, Port of Inverness, Ardersier and Highland Deephaven. These proposals aim to transform Highland's economy and help to regenerate communities. The ambitions of the Inverness and Cromarty Firth Green Freeport go beyond being the prime location for assembly, operation and maintenance services and extend to becoming an international base for fabrication and manufacturing of renewable energy components and a leading research and educational hub. Together these components would establish the Inner Moray Firth as a global centre of excellence in renewable energy.”</li> <li data-bbox="651 852 2130 916">4. In paragraph 60 on page 55 replacing the words “the OCF vision” with “the Inverness and Cromarty Firth Green Freeport vision” and replacing the words “the Cromarty Firth” with “the Inner Moray Firth”.</li> <li data-bbox="651 952 2130 1256">5. Replacing paragraph 61 on page 55 with:   “In recognition of the Council’s support for the Inverness and Cromarty Firth Green Freeport project, and to maximise the benefits it can bring, this plan seeks to enable its delivery. As part of the Council’s contribution to the partnership leading the Green Freeport project, advice is being provided on how prospective Green Freeport developments can address national and local planning policies. The Council is also supporting and facilitating work with communities and partners as part of its place based approach in the parts of the Inner Moray Firth most directly linked with the Green Freeport. It is recognised that a degree of flexibility will be required to maximise the opportunities which may arise during the plan period.”</li> <li data-bbox="651 1292 2130 1450">6. Inserting the following two new sentences at the start of paragraph 63 on page 55:   “The council’s Business and Industrial Land Audit 2018 provides a strategic overview of the supply and availability of land allocated for use classes 4, 5 and 6. The Audit has been used to inform the local development plan strategy, Policy 7 and relevant site allocations for business and industrial use.”</li> </ol>

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	<p>7. Replacing the first sentence of Policy 7 on page 56 with:</p> <p>“All sites allocated for Industry only in this Plan are safeguarded exclusively for Classes 4, 5 and 6.”</p> <p>8. Replacing the third paragraph (including the three bullet points) in Policy 7 on page 56 with:</p> <p>“Proposals for new industrial development on land not allocated in this plan, including land outwith settlement development areas, will be supported if it can be demonstrated that it is a sustainable location and accords with relevant policies set out in the development plan. Key policy issues will be whether the site:</p> <ul style="list-style-type: none"> <li>• is in a location which supports or has the potential to support sustainable travel;</li> <li>• does not adversely impact the amenity of neighbouring properties; and</li> <li>• does not adversely impact the environment.”</li> </ul> <p>9. Replacing the first sentence in the fourth paragraph of Policy 7 on page 56 with:</p> <p>“Small scale industrial units (Class 4, 5 and 6) between 40 to 100 m2 will be encouraged as part of suitable major developments (50+ housing units or 2 hectares+) as part of providing mixed communities with local employment/enterprise opportunities.”</p>
Issue 12 - GP8 Placemaking	<p>Modify the local development plan by:</p> <p>1. Amending the descriptions of the placemaking principles in Figure 16 on page 59 by:</p> <ul style="list-style-type: none"> <li>• changing “Resource efficient” to “Sustainable”</li> <li>• changing “Easy to move around” to “Connected”</li> <li>• changing “Welcoming” to “Healthy”</li> <li>• changing “Safe and pleasant” to “Pleasant”</li> </ul> <p>2. Adding the following bullet point to “Design Statements” in Table 4 on page 61:</p> <p>“• Historic Battlefields”</p> <p>3. Adding the following sentence at the end of paragraph 70:</p> <p>“Unless a need for such is identified in exceptional circumstances through pre-application discussions, these design tools are not expected to apply to householder applications and applications for minor engineering works.”</p>



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	<p>4. Replacing paragraph 71 on page 61 with:</p> <p>“To bring together the good advice and policy which exists and ensure it is consistently applied, the council will prepare non-statutory planning guidance in the context of the provisions of NPF4 Policy 14 – Design, quality and place, and Annex D – Six Qualities of Successful Places. This guidance is expected to set out detailed provisions relevant to each of the placemaking principles in Figure 16 above to assist in the detailed implementation of Policy 8 Placemaking, including information to be provided in placemaking audits.”</p> <p>5. Replacing the first sentence of Policy 8 on page 61 with:</p> <p>“The Council’s ambition is for all future developments to create high quality successful places to live, work and relax which are energy, infrastructure and land-take efficient, whilst at the same time being rich in natural and cultural heritage through protection and enhancement.”</p> <p>6. Replacing the final paragraph of Policy 8 on page 62 with:</p> <p>“Development proposals of 4 or more dwellings and major non housing applications will be expected to submit a placemaking audit. The Council will prepare non-statutory planning guidance to support and deliver a tailored approach to the Six Qualities of Successful Places (NPF4 Annex D) and advise on information to be included in placemaking audits.”</p> <p>7. Deleting Appendix 4 – Placemaking audit (pages 391 – 400).</p>
Issue 13 - GP9 Delivering Development and Infrastructure	<p>Modify the local development plan by:</p> <p>1. Adding the following new paragraph after paragraph 73 on page 63:</p> <p>“74. National Planning Framework 4 (NPF4) seeks to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking. This requires local development plans and delivery programmes to be based on an integrated infrastructure first approach. This plan was prepared under transitional arrangements and its approach to delivering development and infrastructure set out in Policy 9 does not fully align with the “infrastructure first” intentions of NPF4. Until such time as the provisions of NPF4 and the Local Development Planning Guidance 2023 can be addressed through the new Highland Local Development Plan, the council’s Developer Contributions Supplementary Guidance and Delivery Programme will play an important role in implementing Policy 9 to ensure that the infrastructure and facilities necessary to support development are identified and delivered.”</p> <p>2. Deleting the second sentence (Proposals should...in this regard) from the final paragraph of Policy 9 on page</p>

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	64.
Issue 14 - GP10 Increasing Affordable Housing	No modifications.
Issue 15 - GP11 Self and Custom Build Housing	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the first paragraph of Policy 11 on page 68 with the following:             “To accommodate demand and grow support for self and custom build home, whilst offering flexibility in the housing market within the urban area, the provision of at least 5% of the total residential units for sale as serviced plots on all sites delivering 100 or more housing units is encouraged.”</li> <li>2. Deleting the final paragraph of Policy 11 on page 69.</li> </ol>
Issue 16 - GP12 Growing Settlements	No modifications.
Issue 17 - GP13 Accessible and Adaptable Homes	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting the following new paragraph between the list of criteria and the final paragraph of Policy 13 on page 73:             “With respect to the above criteria, a developer may, at application stage and with the agreement of the planning authority, provide alternative ground floor unit designs tailored to the specific needs of a prospective occupier, subject to these alternative designs being of a standard at least equal to that set out in this policy.”</li> </ol>
Issue 18 - GP15 Development Briefs	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the use “leisure” from allocation INE09: Eastfield Way on page 238.</li> </ol>
Issue 19 - Alness	<p>Modify the local development plan by :</p> <ol style="list-style-type: none"> <li>1. Amending the boundary of allocation AL03 Milnafua Farm on Map 5 Alness (page 86) to exclude the area of garden ground immediately to the west of the existing house on the north side of Birch Road as shown on the council’s document reference HCSD-19-02.</li> <li>2. Adding the following clause to the end of the developer requirements for allocation AL08 West and South of Dail nan Roca on page 89:</li> </ol>

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	<p>“Protect the amenity of neighbouring residential properties.”</p> <p>3. Adding the following words in brackets between “watercourses/features” and “Provide buffer” in the second line of the developer requirements for allocation AL11 Alness Point (page 90):</p> <p>“(the potential to incorporate nature-based solutions should be considered).”</p> <p>4. Replacing the wording “Flood Risk Assessment required to inform layout and design.” in the fourth line of the developer requirements for allocation AL11 Alness Point (page 90) with:</p> <p>“A “sustainability of development” appraisal to be undertaken to consider potential coastal change and effects on flood risk. Built development to be avoided near the coastal edge and clear provisions for re-location or demounting if required by coastal change risk. Flood risk will affect the developable area of the site. Flood Risk Assessment required to inform layout and design. Site not suitable for most and highly vulnerable uses (as defined in SEPA guidance) and only essential infrastructure, water compatible uses or redevelopment of existing buildings for similar vulnerability use are acceptable in areas found to be at risk of flooding. Proposals to be accompanied by resilience measures. No hard engineered coastal protection defences to avoid adverse effects on the intertidal habitat interests of Cromarty Firth SSSI and the Cromarty Firth SPA.”</p> <p>5. Replacing the wording “Protect and enhance existing mature trees” in the third line of the developer requirements for allocation AL15 Dalmore Distillery (page 92) with:</p> <p>“Protect and enhance existing woodland.”</p>
Issue 20 - Ardersier	<p>Modify the local development plan by:</p> <p>1. Amending the northern boundary of allocation AR02 East of Station Road on Map 6 Ardersier (page 96) to remove the curtilage of Station Cottage as shown on the council’s supporting document HCSD-20-02.</p>
Issue 21 - Auldearn	<p>Modify the local development plan by:</p> <p>1. Deleting “a small shop/post office” from the first sentence of paragraph 112 on page 98.</p> <p>2. Replacing the words “core path network” on the fifth and sixth lines of the developer requirements for AU01 Land at Meadowfield on page 101 with “establishment of connection to Meadowfield Core Path NA01.02;”</p> <p>3. Replacing “open space provision” on the seventh and eighth lines of the developer requirements for AU01</p>

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	<p>Land at Meadowfield on page 101 with:</p> <p>“provision of adequate amenity and open space to be provided within early phase of development;”.</p>
Issue 22 - Avoch	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Adding a bullet point to Placemaking Priorities 4 (pages 102-103), as follows:  “Address the road capacity and traffic management issues on Henrietta Street and Ormonde Terrace.”</li> <li>2. Amending the boundary of site AV03: Harbour on Map 8 Avoch (page 104) to that shown in the council’s supporting document HCSD-22-03 and adding Greenspace notation to the western tip excluded in that boundary amendment and to the small triangle of public open space to the west of it.</li> <li>3. Amending the indicative housing capacity of site AV01: Rosehaugh East Drive (page 105) to 39.</li> </ol>
Issue 23 - Beauly	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending the final bullet point of Placemaking Priorities 5 on page 109 by replacing “Muir of Ord and Kirkhill” with “Muir of Ord and to Inverness via Kirkhill”.</li> <li>2. Replacing the words ‘ditch’ or ‘ditches’ by the words ‘watercourse’ or ‘watercourses’ as appropriate in the developer requirements for allocations BE01 (Beauly North), BE02 (East Wellhouse), BE03 (North East of Fire Station), BE04 (West of Cnoc na Rath and BE05 (Fraser Street Allotments) on pages 111 to 113.</li> <li>3. Replacing the final clause of the developer requirements for BE05 Fraser Street Allotments on page 113 with:  “equivalent off-site compensatory provision (to be provided in a usable condition) of any allotments lost as a result of development.”</li> </ol>
Issue 24 - Conon Bridge	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending Map 10 Conon Bridge on page 117 to identify site CB5, as shown on page 128 of the adopted IMFLDP 2015, as a mixed use allocation (reference to be decided by the council) and include the site within the settlement development area boundary.</li> <li>2. Replacing the first clause of the developer requirements for site CB01 (Former Petrol Filling Station) on page</li> </ol>

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	<p>118 with:</p> <p>“Flood Risk and Drainage Impact Assessments (no development in areas shown to be at risk of flooding from the River Conon and the Eil Burn following any flood protection scheme mitigation).”</p> <p>3. Moving allocation CB04 (Braes of Conon South) to come under the heading “Housing” in the development sites table on pages 118 to 121; removing the words “Community, Business” from the list of uses on page 119; changing the indicative housing capacity to read 160 (with no figure in brackets); and deleting the final clause of the developer requirements (details of phasing including early availability of serviced sites for non-housing uses) on page 120.</p> <p>4. Adding the following description and developer requirements to the list of mixed use development sites in Conon Bridge (page 121)</p> <p>“CB ?? : Riverford</p> <p>Uses: housing, business (1.3 hectares)</p> <p>Area: 6.4 ha.</p> <p>Indicative housing capacity: 75</p> <p>Developer requirements: Vehicular access to be taken from the A862; extension of 40mph speed limit to the southern boundary of the site; transport assessment and mitigation to provide active travel connections, including footpath connection to Conon Bridge rail halt and Safer Routes to School Plan; retention of existing planting wherever possible; landscaped buffers next to the end of Brahan View and the existing Riverford Garage, and along the A862; built form to connect visually with existing settlement edge; flood risk assessment and setback of development from any proven flood risk area; comprehensive sustainable urban drainage system; archaeological assessment and programme of work for the evaluation, preservation and recording of any archaeological features; habitat management plan, including mitigation, compensation and enhancement measures to be informed by a biodiversity enhancement assessment. Demonstration of no adverse effects on the integrity of Conon Islands SAC and/or Cromarty Firth SPA/Ramsar alone or in combination.”</p>
Issue 25 - Cromarty	<p>Modify the local development plan by:</p> <p>1. Adding the following fifth bullet point to Placemaking Priorities 7 on page 123:</p> <p>“• Support the Cromarty to Nigg ferry service as a sustainable commuter connection to employment prospects at</p>

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	<p>Nigg.”</p> <p>2. Removing allocation CM03: South of Manse from Map 11 Cromarty on page 124 and adjusting the boundary of the settlement development area accordingly; and removing allocation CM03 from the development sites table on page 126.</p>
Issue 26 - Croy	No modifications.
Issue 27 - Culbokie	No modifications.
Issue 28 - Dingwall	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Removing allocation DW04 (Dochcarty Road East) from Map 14 Dingwall on page 140 and from the development sites table on page 142.</li> <li>2. Amending the boundary of allocation DW10 (Land to the East of Dingwall Business Park) on Map 14 Dingwall (page 140) to align with allocation DW9 on page 77 of the adopted Inner Moray Firth Local Development Plan 2015.</li> <li>3. Replacing the first clause of the developer requirements for allocation DW06 (Dingwall Riverside North) on page 143 with: <p>“Flood Risk Assessment (only water-compatible uses or redevelopment of existing buildings for similar vulnerability uses would be acceptable in areas shown to be at risk of flooding)”.</p> </li> <li>4. Replacing the phrase “the integrity of the Cromarty Firth SPA and Ramsar” in the developer requirements for site DW07 (Dingwall Riverside South) on page 143, with the phrase “the integrity of the Cromarty Firth SPA and Ramsar and the qualities of Cromarty Firth SSSI”.</li> <li>5. Inserting the following new clause at the end of the first sentence in the developer requirements for allocation DW07 (Dingwall Riverside South) on page 143: <p>“exploring opportunities to apply nature-based solutions for helping to protect watercourses and at the same time provide other benefits such as active travel routes and wildlife corridors;”.</p> </li> <li>6. Replacing the site area and developer requirements for allocation DW10 (Land to the East of Dingwall Business Park) on page 145 with:</li> </ol>

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	<p data-bbox="656 204 922 233">“Area: 1.76 hectares</p> <p data-bbox="656 272 2114 405">Developer requirements: Issues to be addressed include: protection and enhancement of landscaping along the southern boundary of the site; Flood Risk Assessment which may affect the developable area of the site. Access to be taken from Dochcarty Road. Other developer requirements may be identified by the council through pre-application discussions.”</p>
Issue 29 - Dores	<p data-bbox="656 445 1146 474">Modify the local development plan by:</p> <ol data-bbox="656 513 1720 542" style="list-style-type: none"> <li data-bbox="656 513 1720 542">1. Adding the following new bullet point to the Placemaking Priorities on page 146:</li> </ol> <p data-bbox="656 582 2007 643">“Need to deliver traffic calming (already designed) and highway improvements scheme, improved public transport and facilities to support active travel.”</p> <ol data-bbox="656 683 2096 778" style="list-style-type: none"> <li data-bbox="656 683 2096 778">2. Adding the words “protected species surveys” and “consider the potential for nature-based solutions to enhance green networks” to the third line of the developer requirements for DO01: Land South of Dores Hall on page 148 to read:</li> </ol> <p data-bbox="656 818 2078 879">“...compensatory tree planting; protected species surveys; consider the potential for nature-based solutions to enhance green networks; high quality design...”</p>
Issue 30 - Drumnadrochit	<p data-bbox="656 920 1146 949">Modify the local development plan by:</p> <ol data-bbox="656 989 2123 1359" style="list-style-type: none"> <li data-bbox="656 989 1720 1018">1. Replacing “DR01 “ in the fourth line of paragraph 149 on page 149 with “DR02”.</li> <li data-bbox="656 1058 2011 1224">2. Replacing the clause “retain, setback development from and add planting along site boundaries” in the developer requirements for DR01: Former A82 Retail Units on page 152 with:  <p data-bbox="656 1160 2123 1220">“retain, setback development from and add planting along site boundaries, particularly the boundary adjoining the shinty pitch;”</p> </li> <li data-bbox="656 1264 2123 1359">3. Adding the following new clause “safeguard Ancient Semi Natural Woodland on southwest boundary;” after “retain, setback development from and add planting along riparian and other site boundaries;” on the fourth line of the developer requirements for DR04: Land West of Post Office on page 153.</li> </ol>
Issue 31 - Evanton	<p data-bbox="656 1396 1146 1425">Modify the local development plan by:</p>

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	<p>1. Replacing paragraph 151 on page 155 with:</p> <p>“151. It is strategically located within 32 kilometres of employment centres at Inverness, Dingwall, Alness, Highland Deephaven, Nigg and Invergordon. There are opportunities for intensification/expansion of business and industrial activities at Evanton Industrial Estate (allocation EV05) and at Highland Deephaven which lies immediately to the south and is identified as an Economic Development Area (allocation HD01). This site is not shown within the village map as it is included within the section on Economic Development Areas. A rail siding to serve industrial operations at HD01 Highland Deephaven and EV05 could also create environmental benefits in relation to freight movement.”</p> <p>2. Adding the following text after the word “appraisal” in the first bullet point in Placemaking Priorities 13 on page 156:</p> <p>“and provide a rail siding to serve industrial operations and to support the sustainable movement of freight”.</p> <p>3. Amending the indicative housing capacity for allocation EV02: Southeast of Evanton Bridge on page 158 to read “14 (30 Total)”.</p> <p>4. Amending the indicative housing capacity for allocation EV03: Drummond Farm on page 159 to read “10 (15 Total)”.</p>
Issue 32 - Fortrose and Rosemarkie	<p>Modify the local development plan by:</p> <p>1. Replacing the first sentence in the developer requirements for FR02 Ness Gap on page 168 with:</p> <p>“Development in accordance with planning permission 18/03570/PIP (or any subsequent planning permission) including archaeological survey and recording.”</p>
Issue 33 - Invergordon	<p>Modify the local development plan by:</p> <p>1. Replacing the last sentence of paragraph 163 on page 169 with:</p> <p>“Transport Scotland is currently investigating options to address existing safety issues at Tomich junction. Any future development found to impact on this junction will be required to make a financial contribution towards any necessary improvements.”</p>



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	<p>2. Replacing the sixth placemaking priority on page 171 with:</p> <p>“Identify necessary improvements to Tomich junction and, where appropriate, seek developer contributions towards these.”</p> <p>3. Adding the following sentence to the end of the developer requirements for allocation IG05 Invergordon Harbour on page 175:</p> <p>“Any green freeport proposals which would extend beyond the IG05 site boundary shown on Map 20 Invergordon should provide a masterplan (with input from and early engagement with key agencies and other stakeholders) and address the relevant developer requirements set out above.”</p>
Issue 34 - West Inverness	<p>Modify the local development plan by:</p> <p>1. Inserting the following additional sentence before the last sentence in paragraph 177 on page 183:</p> <p>“The Council’s successful bid from the Government’s Levelling Up Fund for its ‘Inverness Zero Carbon Cultural Regeneration’ project will allow key greenspaces at Bught Park and the Northern Meeting Park to realise ambitions of providing improved sports and leisure facilities that serve the City and further afield.”</p> <p>2. Replacing the first sentence of paragraph 178 on page 183 with:</p> <p>“Redevelopment and green and blue network opportunities at South Kessock and Muirtown Basin will support the regeneration of this area to provide distinctive places that interact with new waterside destinations.”</p> <p>3. Replacing the third bullet point in the list of placemaking priorities for West Inverness on page 184 with:</p> <p>“Promote the regeneration of Muirtown and South Kessock into vibrant mixed use and distinctive neighbourhoods centred on new waterside destinations that fulfil green and blue network opportunities and serve locals and visitors to the City.”</p> <p>4. Adding the following two new bullet points to the list of placemaking priorities for West Inverness on page 184:</p> <ul style="list-style-type: none"> <li>“• Investment in infrastructure at Bught Park and the Northern Meeting Park to provide state of the art sports and leisure facilities that will drive environmental, cultural and economic regeneration of the City.”</li> <li>• Support the provision of an active travel route between Inverness and Beauly.”</li> </ul>

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	<p>5. Amending Map 22 West Inverness on page 185 by replacing the greenspace designation on land to the west of the former Clachnaharry Care Home (shown in yellow in supporting document RD053) with a green network designation.</p> <p>6. Amending the indicative housing capacity for allocation INW01 East of Stronoway Drive on page 186 to read “350” (with no figure in brackets) and adding the following sentence to the end of the developer requirements:</p> <p>“The exact boundary of the green network on allocation INW01 is to be established through the site development brief.”</p> <p>7. Adding the following two clauses to the developer requirements for allocation INW07 Torvean Quarry on page 189:</p> <p>“Protection of the existing path network or suitable alternative access provision;” and “Development restricted to the existing quarried area of the site;”</p> <p>8. Adding the following sentence to the developer requirements for allocation INW08 Torvean North on page 190:</p> <p>“Flood Risk Assessment (no development in the area shown to be at risk of flooding).”</p> <p>9. Deleting the words “piling, dredging and disposal sourcing of materials for land raising/reclamation, hydro-dynamic assessment of impacts of altered flows on sediment movement in relation to sub-tidal sandbanks.” from the developer requirements for allocation INW014 Merkinch Shore on page 194.</p> <p>10. Replacing the wording “Recreational Access Management Plan...Inverness to Nairn Coastal Trail,” in the developer requirements for allocation INW014 Merkinch Shore on page 194 with:</p> <p>“Recreational Access Management Plan including consideration of water based activities, must ensure disturbance to the Moray Firth SAC bottlenose dolphin interests and the bird interests of the Moray Firth SPA are avoided, must include satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, adherence to the Scottish Marine Wildlife Code and the WiSE scheme to help avoid, for example rafts of birds on the water surface,”</p> <p>11. Deleting the text “Oil Spill Contingency Plan...JNCC piling guidance” at the end of the developer requirements for allocation INW014 Merkinch Shore on page 194 and replacing it with “Boat Traffic Management Plan.”</p>
Issue 35 - South Inverness	Modify the local development plan by:

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	<ol style="list-style-type: none"> <li>1. Replacing housing allocation INS03: Dell of Inshes on page 199 with a mixed use allocation for “shops, services, food and drink or public house, hotel, healthcare facilities, nursing home/residential accommodation with care, community uses”; Deleting “at the rates set out in Policy 15(c) ‘Inverness East Development Brief’ from the developer requirements on page 200; and Changing the colour of allocation INS03 Dell of Inshes on Map 23 South Inverness (page 197) from red (housing) to deep yellow (mixed-use).</li> <li>2. Deleting housing allocation INS15: Sir Walter Scott Drive on pages 206 and 207; and Amending Map 23 South Inverness (page 197) to delete allocation INS15 and instead show the northern part of the site (coloured red on Figure 18 in the Inshes and Raigmore Development Brief) as unallocated land within the settlement development area and the remainder of the site as protected greenspace.</li> <li>3. Replacing the indicative housing capacity of “100 (200 Total)” for housing allocation INS18: Knocknagael on page 208 with “100”.</li> <li>4. Adding the following additional developer requirement to allocation INS27: Raigmore Hospital on page 212: “Flood risk assessment (no development in area shown to be at risk of flooding)”.</li> </ol>
Issue 36 - Central Inverness and City-wide	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting the following new paragraph immediately before paragraph 175 on page 180 in the City of Inverness section: <p>“As indicated in 'Employment   Ag obair', the Cromarty and Moray Firths are ideally placed to be at the centre of the global green energy transition. An Inverness and Cromarty Firth Green Freeport has been established and a cross-sector partnership is developing a series of proposals to capture lasting employment and regeneration opportunities for the region. One of the sites incorporates Port of Inverness, the former Longman landfill and UHI Inverness Campus. This part of the city offers the chance to deliver a mix of uses, provide a range of employment opportunities and create a world class river and firth setting.”</p> </li> <li>2. Adding the following new bullet points to the list of placemaking priorities for Central Inverness on pages 217 and 218: <ul style="list-style-type: none"> <li>• Agree a masterplan for allocations INC03 and INC04 and surrounding area which sets a bold new vision to deliver a modern and efficient integrated transport hub and transform this underutilised part of Inverness.</li> <li>• Redevelopment and regeneration along water frontages must contribute positively towards the landscape,</li> </ul> </li> </ol>

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	<p>enhance the environment and improve accessibility wherever possible.”</p> <p><u>Allocation INC01</u></p> <p>3. Inserting the following sentence into the 11<sup>th</sup> line of the developer requirements for allocation INC01 Diriebught Depot on page 220, prior to the words “ensure active travel...”:</p> <p>“Transport assessment to consider the transport impacts of development and identify any necessary mitigation.”</p> <p><u>Allocation INC06</u></p> <p>4. Replacing the uses listed under allocation INC06 on page 224 to read “harbour related business and industry (including port and marine), and water compatible cultural and tourism”.</p> <p>5. In allocation INC06, inserting the following wording after the words “Developer requirements:” on page 224:</p> <p>“Developer to prepare Development Brief ahead of statutory pre-application submission. Engagement Strategy (to describe how the community, Council and other relevant agencies will input) to be agreed by the Council in advance of preparation of Brief. Delivery Plan (to specify the timing, location and funding of supporting infrastructure) to be included in Brief. Council may adopt Brief as Supplementary Guidance. Brief must address:”</p> <p>6. Replacing the wording “Flood Risk Assessment .....(SEPA Land Use Vulnerability Classification.” in the second to fifth lines of the developer requirements for allocation INC06 on page 224 with:</p> <p>“Flood Risk Assessment and hydrodynamic modelling to demonstrate that proposed development will not increase flood risk onsite or elsewhere in the Firth as a result of narrowing of the channel and to determine suitable ground and floor levels taking into consideration climate change. Results of these assessments could limit the extent to which the allocation can be developed. Only operationally essential or water compatible uses acceptable (as defined by the SEPA Land Use Vulnerability Classification) in areas at risk of flooding.”</p> <p>7. Replacing the sentence “Construction Environmental Management Plan .....west bank of the River Ness” in the second to fourth line of the developer requirements for allocation INC06 on page 225 with:</p> <p>“Noise impact assessment (considering both construction and operation impacts) and any other related impact assessments such as that relating to air quality, light, odour and vibration and impact on surrounding properties/communities, including to the west of the River Ness and to the north of the Firth.”</p> <p>8. Replacing the words “Operational Environmental Management Plan” in the eighth and ninth lines of the developer requirements for allocation INC06 on page 225 with:</p>

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	<p data-bbox="654 204 1962 236">“Operational Environmental Management Plan (OEMP)/Environmental Management System (EMS)”.</p> <p data-bbox="654 274 2096 338">9. Replacing the wording “Recreational Access Management Plan.....Nairn Coastal Trail” in lines 13 to 16 of the developer requirements for allocation INC06 on page 225 with:</p> <p data-bbox="654 376 2119 536">“Recreational Access Management Plan including consideration of water based activities, must ensure disturbance to the Moray Firth SAC bottlenose dolphin interests and the bird interests of the Moray Firth SPA is avoided, must include satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, adherence to the Scottish Marine Wildlife Code and the WiSE scheme to help avoid, for example rafts of birds on the water surface.”</p> <p data-bbox="654 574 2096 638">10. Replacing the wording “Hydro-Dynamic Study.....subtidal sandbanks” in lines 18 and 19 of the developer requirements for allocation INC06 pn page 225 with:</p> <p data-bbox="654 676 2029 772">“Hydro-dynamic assessment of impacts of altered flows on sediment movement in relation to sub-tidal sandbanks. Development to take account of coastal change, coastal flooding predictions and NatureScot’s guidance on development and infrastructure around the coast.”</p> <p data-bbox="654 810 2119 874">11. Adding the following sentence to the end of the developer requirements for allocation INC06 Harbour Gait on page 225:</p> <p data-bbox="654 912 2074 1008">“Any green freeport proposals which would extend beyond the INC06 site boundary shown on Map 24 Central Inverness should provide a masterplan (with input from and early engagement with key agencies and other stakeholders) and address the relevant developer requirements set out above.”</p> <p data-bbox="654 1046 878 1078"><u>Allocation INC07</u></p> <p data-bbox="654 1117 2051 1181">12. Deleting the words “and that foul and surface water discharges are captured and treated to an adequate degree” from the second line of the developer requirements for allocation INC07 on page 226.</p> <p data-bbox="654 1219 2119 1283">13. Adding the following clause to the developer requirements for allocation INC07 Stadium Road West on page 226:</p> <p data-bbox="654 1321 2074 1417">“redevelopment of the site must not result in a net decrease in parking provision, any compensatory parking provision must be located in close proximity to the stadium, be easily accessible and have high quality active travel connections to the stadium”.</p>

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	<p data-bbox="651 172 875 204"><u>Allocation INC08</u></p> <p data-bbox="651 240 2114 304">14. Adding the following clause to the developer requirements for allocation INC08 Stadium Road East on pages 226/227:</p> <p data-bbox="651 344 2063 440">“redevelopment of the site must not result in a net decrease in parking provision, any compensatory parking provision must be located in close proximity to the stadium, be easily accessible and have high quality active travel connections to the stadium”.</p> <p data-bbox="651 480 875 512"><u>Allocation INC09</u></p> <p data-bbox="651 549 2123 612">15. Replacing the wording “Protect, enhance, integrate with existing green/blue networks” on the fourth line of the developer requirements for allocation INC09 Former Longman Landfill West on page 227 with:</p> <p data-bbox="651 652 2096 748">“Protect, enhance, integrate with existing green/blue networks within the site and with those in the adjacent INC11 and mitigation for badgers to include wildlife corridors to provide continued safe access between the two allocation sites.”</p> <p data-bbox="651 788 2119 884">16. Replacing the words “Masterplan to determine a clear, well-defined settlement edge, including appropriate, high quality design buildings and landscape,” on the ninth line of the developer requirements for allocation INC09 Former Longman Landfill West on page 227 with:</p> <p data-bbox="651 924 2096 987">“Masterplan to determine a clear, well-defined settlement edge which enhances the gateway location, including appropriate, high quality siting, design and landscaping,”</p> <p data-bbox="651 1027 2119 1091">17. Replacing the clause relating to Active Travel improvements in the second line of the developer requirements for allocation INC09 Former Longman Landfill West on page 228 with:</p> <p data-bbox="651 1131 2119 1227">“Active Travel improvements to connect site with Inverness city centre (including to emerging projects at Inverness Harbour and future Longman Roundabout improvements works) and through the site to East Inverness when appropriate”.</p> <p data-bbox="651 1267 2056 1331">18. Adding the following clause to the developer requirements for allocation INC09 Former Longman Landfill West on pages 227/228:</p> <p data-bbox="651 1370 1559 1402">“Respect the fabric and setting of the Kessock Bridge Listed Building”.</p> <p data-bbox="651 1442 2056 1474">19. Adding the following clause to the developer requirements for allocation INC09 Former Longman Landfill</p>

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	<p>West on pages 227/228:</p> <p>“Avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through the preparation of recreational access management plan including satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, nature-based solutions such as planting and careful site design to screen people from birds and to limit access to the shore from this allocation.”</p> <p>20. Adding the following clause to the developer requirements for allocation INC09 Former Longman Landfill West on pages 227/228:</p> <p>“Demonstration of no adverse effect on the integrity of the Longman and Castle Stuart Bays SSSI.”</p> <p><u>Allocation INC11</u></p> <p>21. Replacing the wording “Protect, enhance, integrate with existing green/blue networks” on the fifth line of the developer requirements for allocation INC11 Former Longman Landfill East on page 229 with:</p> <p>“Protect, enhance, integrate with existing green/blue networks within the site and with those in the adjacent INC09 and mitigation for badgers to include wildlife corridors to provide continued safe access between the two allocation sites.”</p> <p>22. Replacing the words “Masterplan to determine a clear, well-defined settlement edge, including appropriate, high quality design buildings and landscape,” on the second line of the developer requirements for allocation INC11 Former Longman Landfill East on page 230 with:</p> <p>“Masterplan to determine a clear, well-defined settlement edge which enhances the gateway location, including appropriate, high quality siting, design and landscaping,”</p> <p>23. Replacing the clause relating to Active Travel improvements on the fourth line of the developer requirements for allocation INC11 Former Longman Landfill East on page 230 with:</p> <p>“Active Travel improvements to connect site with Inverness city centre (including to emerging projects at Inverness Harbour and future Longman Roundabout improvements works) and through the site to East Inverness when appropriate”.</p> <p>24. Adding the following clause to the developer requirements for allocation INC11 Former Longman Landfill East on pages 229/230:</p>

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	<p data-bbox="654 204 1563 236">“Respect the fabric and setting of the Kessock Bridge Listed Building”.</p> <p data-bbox="654 274 2128 338">25. Adding the following clause to the developer requirements for allocation INC11 Former Longman Landfill East on pages 229/230:</p> <p data-bbox="654 376 2128 536">“Avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in combination through the preparation of recreational access management plan including satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, nature-based solutions such as planting and careful site design to screen people from birds and to limit access to the shore from this allocation.”</p> <p data-bbox="654 574 2128 638">26. Adding the following clause to the developer requirements for allocation INC11 Former Longman Landfill East on pages 229/230:</p> <p data-bbox="654 676 1935 708">“Demonstration of no adverse effect on the integrity of the Longman and Castle Stuart Bays SSSI.”</p> <p data-bbox="654 746 2128 810">27. Adding the following clause to the developer requirements for allocation INC11 Former Longman Landfill East on pages 229/230:</p> <p data-bbox="654 849 2083 912">“No landraising within the functional flood plain or application to be supported by hydrodynamic assessment to demonstrate development will not have impact on flood risk or coastal processes elsewhere.”</p>
Issue 37 - East Inverness	<p data-bbox="654 954 1146 986">Modify the local development plan by:</p> <ol data-bbox="654 1024 2105 1222" style="list-style-type: none"> <li data-bbox="654 1024 2105 1088">1. Adding “may be required.” to the end of the final sentence of the developer requirements for allocation INE09: Eastfield Way on page 238:</li> <li data-bbox="654 1126 2047 1222">2. Adding the following additional developer requirement to allocation INE14: Cradlehall Court on page 240: “Flood risk assessment (no development in area shown to be at risk of flooding)”.</li> </ol>
Issue 38 - Kiltarlity	<p data-bbox="654 1260 1146 1292">Modify the local development plan by:</p> <ol data-bbox="654 1331 2011 1394" style="list-style-type: none"> <li data-bbox="654 1331 2011 1394">1. Deleting the developer requirements for allocation KT02: Glebe Farm Frontage Land on page 249 and replacing these with:</li> </ol>



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	<p>“Safeguarded as per extant legal agreement for community use and public open space only.”</p> <p>2. Adding the words “measures to prevent the potential risk of groundwater contamination;” after “Drainage Impact Assessment;” on the second line of the developer requirements for allocation KT03: Kiltarlity Parish Church on page 250.</p>
Issue 39 - Kirkhill	<p>Modify the local development plan by:</p> <p>1. Amending Map 27 Kirkhill on page 253 to identify site KH1 Achnagrain (as shown on page 119 of the adopted IMFLDP 2015) as a housing allocation (reference to be decided by the council) and include the site within the settlement development area boundary.</p> <p>2. Adding the following description and developer requirements after housing allocation KH01 in the Kirkhill development sites table (page 255) as set out below:</p> <p>“KH ?? Achnagrain</p> <p>Area 3.1 ha    Indicative housing capacity: 25</p> <p>Developer requirements: design to include set back from high voltage overhead lines; tree survey, development to be set back from trees and a landscape buffer adjacent to Gardner’s Cottage; development to be setback from watercourse; contributions towards local and strategic active travel links including improvement to active travel connections to village facilities including Safer Routes to School.”</p>
Issue 40 - Maryburgh	<p>Modify the local development plan by:</p> <p>1. Removing allocation MB02: Land at Birch Drive from the settlement map on page 258 and amending the settlement boundary to exclude that area; and removing allocation MB02: Land at Birch Drive from the development sites table on page 259.</p> <p>2. Replacing the phrase “(including structural planting on upper slopes)” in the developer requirements for site MB04: Land North of Maryburgh A835 Roundabout on page 261 with:</p> <p>“(including structural planting on upper slopes and augmentation of existing boundary woodland to maintain a degree of visual separation between Maryburgh and Dingwall)”.</p> <p>3. Replacing the word “ditches” with “watercourses” in the developer requirements for site MB04: Land North of</p>

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	Maryburgh A835 Roundabout on page 261.
Issue 41 - Muir of Ord	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending the boundary of allocation MO04 Glen Ord Distillery shown on Map 29 on page 264 to remove the privately owned properties 1 – 6 Ord Distillery, Orrinside, St Boswells and Easdale as shown on the map provided by the council (reference HCSD-41-01).</li> <li>2. Adding site MO01 Lochan Corr to Table 7 Schedule of Highland Council Land Ownership in Appendix 3 (pages 386 – 390).</li> <li>3. Replacing “Development in accordance with Planning Permissions 19/00233/MSC, 19/00234/MSC and 13/04534/PIP and related legal agreement...” in the developer requirements for allocation MO02 Land South of Cairns (page 266) with:   “Development in accordance with Planning Permissions 20/00323/S75M, 19/00233/MSC, 19/00234/MSC, and 13/04534/PIP and related legal agreement...”</li> <li>4. Adding the word “woodland” between “from” and “and” in the fourth line of the developer requirements for allocation MO03 Recreation and Leisure Areas on page 266 to read:   “setback development from woodland and add planting;”</li> <li>5. Adding the words “link green and blue networks between MO01 and MO03” between “Survey” and “visualisations” in the fifth line of the developer requirements for allocation MO03 Recreation and Leisure Areas on page 266 to read:   “Protected Species Survey; link green and blue networks between MO01 and MO03; visualisations...”</li> <li>6. Adding the words “consider potential for nature-based solutions to flood risk”, between “Drainage Impact Assessment” and “public sewer extension” in the second line of the developer requirements for allocation MO05 (Land East of Industrial Estate) to read:   “Drainage Impact Assessment; consider potential for nature-based solutions to flood risk; public sewer extension...”</li> </ol>
Issue 42 - Munloch	Modify the local development plan by:

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	<p>1. Adding the following two bullet points to Placemaking Priorities 26 on page 269:</p> <ul style="list-style-type: none"> <li>“• Explore the opportunity for developing an active travel bypass route for the village.</li> <li>• Seek developer contributions towards the cost of vehicle queue detectors and signage at the B9161/A9 Munlochy junction for development that has the potential to generate traffic likely to use the junction.”</li> </ul> <p>2. Replacing the word “ditch” in the developer requirements for ML03: Station Brae (page 273) with the word “watercourse”.</p>
Issue 43 - Nairn	<p>Modify the local development plan by:</p> <p>1. Adding the following additional bullet point to Placemaking Priorities 27 on page 277:</p> <p>“Strengthen the local economy and increase local employment opportunities through the protection of established industrial and business sites and support for suitable new sites to enable further growth.”</p> <p>2. Replacing the fifth bullet point under the heading ‘Placemaking Priorities 27’ on page 277 with:</p> <p>“Further regenerate and enhance the harbour as a leisure and tourist destination and create better and more defined connections with the town centre and the Links.”</p> <p>3. Adding the following clauses to the developer requirements for allocation NA01 Achareidh on page 279:</p> <p>“Retain and restore the dry-stone wall on Tradespark Road wherever possible; programme of work for the evaluation, preservation and recording of any archaeological and historic features.”</p> <p>4. Replacing the text “Improve active travel linkages through the site...” with “Improve active travel linkages, including disabled access, through the site...” in the sixth line of the developer requirements for allocation NA01 Achareidh on page 279.</p> <p>5. Replacing the last clause of the developer requirements for allocation NA02 Former Showfield East on page 280 with:</p> <p>“pedestrian crossing for all-abilities at Lodgehill Road and ensure permeable layout with enhanced active travel links through the site”</p>

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	<p>6. Amending the text for allocation NA04 Sandown in the Nairn Development Sites table on pages 280 and 281 as follows:</p> <ul style="list-style-type: none"> <li>• Under indicative housing capacity delete “150(350 Total)” and replace with “To be confirmed”.</li> <li>• Delete the sentence “Development in accordance with Sandown Development Brief.” in the first line of the developer requirements and replace it with “Proposals (including the mix of uses) to take account of the outcomes of the place planning exercise led by the Nairn and Nairnshire Community Partnership, if available”.</li> <li>• Add the words “Transport Assessment;” before “provision of lights controlled pedestrian crossing on the A96 Trunk road” on the sixth line of the developer requirements.</li> </ul> <p>7. Removing allocation NA05 Nairn East from Map 31 Nairn on page 278 and adjusting the settlement development area boundary accordingly; and removing allocation NA05 from the Nairn Development Sites table on pages 281 and 282.</p> <p>8. Removing the words “and to determine appropriate connections with NA09 Nairn East (preferably shared access onto A96)” from the developer requirements for NA06 East of the Retail Park on page 282.</p>
Issue 44 - North Kessock	<p>Modify the local development plan by:</p> <p>1. Replacing the phrase “retain, setback development from and add planting along site boundaries so far as compatible with road user/visibility requirements” in the developer requirements for site NK02: Land Adjoining A9 Junction on pages 287-288 with:</p> <p>“undertake a survey of trees on the site; retain existing trees and woodland of value, especially where subject to statutory or policy protection; set back development from trees and woodland and apply an appropriate tree root protection area to all retained trees; plant additional trees on boundaries as appropriate; and investigate opportunities for nature-based solutions to addressing flood risk through retaining the existing woodland and through tree planting.”</p> <p>2. Adding the following phrase to the developer requirements for site NK03: Northbound Car Park on page 288:</p> <p>“respect the residential amenity of dwellinghouses at the western and eastern ends of the site, by setback, landscaping and boundary treatments, as appropriate;”</p>

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Issue 45 - Seaboard Villages	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Removing the words “coastal protection works may be required” from the developer requirements for allocation SB02 Land South of Shore Street on page 292.</li> <li>2. Adding the following sentences to the list of developer requirements for allocation SB02 Land South of Shore Street on page 292:   “Protect the features of the Rosemarkie and Shandwick Coast SSSI. No built development near the coastal edge. Clear provisions for re-location or demounting, if required by coastal change risk.”</li> </ol>
Issue 46 - Strathpeffer	No modifications.
Issue 47 - Tain	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Removing allocations TN03 Ardlarach Farm, TN04 Croft Arthur, TN05 West of Viewfield Road and TN06 Viewfield from Map 35 Tain on page 301 and adjusting the settlement development area boundary accordingly; and removing allocations TN03 – TN06 from the Tain development sites table on pages 302 to 305.</li> <li>2. Adding the following sentence to the end of the developer requirements for TN07:Land at Craighill Primary School on page 306:   “The loss of the existing sports facility resource at Craighill Primary to be compensated through replacement outdoor sports facilities, in line with NPF4 Policy 21 Play, Recreation and Sport.”</li> <li>3. Adding the following sentence at the start of the developer requirements for TN08: Tain Royal Academy on page 306:   “Community uses to include the provision of greenspace.”</li> <li>4. Adding the following two sentences to the end of the developer requirements for TN08: Tain Royal Academy on page 306:   “Proposals to address potential impacts on the amenity of the surrounding area. The loss of the existing sports facility resource at Tain Royal Academy to be compensated through replacement outdoor sports facilities, in line with NPF4 Policy 21 Play, Recreation and Sport.”</li> </ol>

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	<p>5. Amending the boundary of allocation TN11 Glenmornagie and the settlement development boundary on Map 35 Tain on page 301 to align with the red line boundary shown on examination document RD166.</p> <p>6. Amending Map 35 Tain on page 301 to identify site TN5 Knockbreck as shown on page 93 of the adopted IMFLDP 2015 (excluding proposed plan allocation TN09) as a mixed use allocation (reference to be decided by the council) and include the site within the settlement development area boundary.</p> <p>7. Adding the following description and developer requirements to the list of mixed use development sites in Tain (from page 305 onwards):</p> <p>“TN ?? Knockbreck Road</p> <p>Uses: Housing, business, commercial, community and greenspace.</p> <p>Area: 23.5 ha</p> <p>Indicative Housing Capacity: 210</p> <p>Developer Requirements: Exact developable areas to be determined through a masterplanning process with input from and early engagement with the council, key agencies and other stakeholders. Developer masterplan to address the following: Protect the features of the Dornoch Firth SSSI; Demonstration of no adverse effect on the integrity of the Dornoch Firth SAC, Dornoch Firth SPA and Loch Fleet SPA (Habitats Regulations Appraisal required); Retain and protect shelterbelt to north and allow adequate separation of development from all boundary trees/hedges; Protect setting of B and Category C listed Knockbreck House and walled garden; Sensitive siting and design and landscaping, including enrichment planting along A9; Improve active travel infrastructure between development and town centre; Consultation with Transport Scotland regarding any potential impact on the A9 trunk road and junction.”</p>
Issue 48 - Tomatin	<p>Modify the local development plan by:</p> <p>1. Inserting the words “Undertake a Scottish Transport Appraisal Guidance (STAG) study to” at the start of the fourth placemaking priority on page 310, so that it reads:</p> <p>“Undertake a Scottish Transport Appraisal Guidance (STAG) study to explore potential for reinstating a rail halt to enhance public transport options for residents, attract business and tourists and reduce traffic on A9.”</p> <p>2. Showing the land to the west of Tomatin, which is designated as greenspace on page 121 of the adopted IMFLDP 2015 as green network on Map 36 Tomatin (page 311).</p>

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	<p>3. Changing the name of allocated site “TM01: West of Church of Scotland” to “TM01: North of Ard Park” on page 312.</p>
Issue 49 - Tore	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting allocation TR02 from the Tore settlement map on page 316 and removing it from the settlement development area; and deleting allocation TRO2: Land North of the Grain Mill from the schedule of development sites on pages 317-318.</li> <li>2. Replacing the word “ditches” with “watercourses” in the developer requirements for site TR01: By Woodneuk on page 317.</li> </ol>
Issue 50 - Tornagrain	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the existing second bullet point under Placemaking Priorities 34 on page 320 with: <p>“Upgrade the A96 roundabout prior to Phase 2 of development and (ii) Transport Scotland to deliver the A96 dualling between Inverness and Tornagrain prior to Phase 3 (unless, in either case, it is demonstrated that additional phases/development can be accommodated.)”</p> </li> <li>2. Replacing the fourth bullet point under Placemaking Priorities 34 on page 320 with: <p>“Enhance active travel connections and other sustainable transport options to key employment destinations, including Inverness Airport Business Park, to the original Tornagrain village, and through the delivery of the A96 Landward Trail and North South Links.”</p> </li> <li>3. Adding “and 16/05725/S42” after “Development in accordance with the approved planning permission 09/00038/OUTIN” on the second line of the developer requirements for TG01: Tornagrain New Town on page 322.</li> <li>4. Adding “woodland survey” after “safeguard and enhance green corridors throughout the site as positive recreational and wildlife features”, and before “protected species survey” on the eighth line of the developer requirements for TG01: Tornagrain New Town on page 322.</li> </ol>
Issue 51 - Economic Development Areas	<p>Modify the local development plan by:</p>

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	<p data-bbox="651 172 1025 204"><u>HD01: Highland Deephaven</u></p> <ol data-bbox="651 240 2101 304" style="list-style-type: none"> <li data-bbox="651 240 2101 304">1. Deleting the final sentence of the first paragraph of supporting text for Highland Deephaven on page 329 and replacing it with the following two sentences:</li> </ol> <p data-bbox="651 341 2123 475">““There is also the potential for a spur off the Far North Railway Line and rail halt to be created to serve industrial operations and to support the sustainable movement of freight. Land, in the same ownership has Highland Deephaven, is also available for business and industry development immediately to the north of the A9 trunk road, allocated as EV05: Evanton Industrial Estate.”</p> <ol data-bbox="651 512 2029 611" style="list-style-type: none"> <li data-bbox="651 512 1637 544">2. Adding allocation EV05 to the Map 41 Highland Deephaven on page 330.</li> <li data-bbox="651 580 2029 611">3. Adding the following text (before Area: 150.2 ha) to allocation HD01 Highland Deephaven on page 331:</li> </ol> <p data-bbox="651 647 1234 679">“Uses: Industry, Business and Infrastructure”</p> <ol data-bbox="651 716 2029 748" style="list-style-type: none"> <li data-bbox="651 716 2029 748">4. Replacing the developer requirements for allocation HD01 Highland Deephaven on pages 331-332 with:</li> </ol> <p data-bbox="651 785 2114 1453">“Developer masterplan which should address: a “sustainability of development” appraisal to be undertaken to consider potential coastal change and effects on flood risk. No hard engineered coastal protection defences will be permitted to avoid adverse effects on the intertidal habitat interests of Cromarty Firth SSSI and the Cromarty Firth SPA; protect and enhance watercourses/features including existing riparian areas. Any crossings should be bottomless arched culverts or traditional style bridges. No culverting for land gain; Flood Risk Assessment (no development in areas shown to be at risk of flooding); Drainage Impact Assessment; protected species survey; Land Contamination Site Investigation; high standard of architectural design and landscaping scheme which minimises the visual impact of development, particularly from the A9 and integrates greenspaces within the blue/green network; protect and enhance where appropriate existing woodland; safeguard potential for new rail halt and sidings to be formed to serve the industrial operations, jetty extension and marine frontage; Protect the features of the Cromarty Firth SSSI; Demonstration of no adverse effect on the integrity of the Dornoch Firth and Morrich More SAC, Moray Firth SAC, Cromarty Firth SPA/Ramsar (including the ability of the river delta to continue as an important wader roost site) and Moray Firth SPA by public sewer connection and comprehensive sustainable urban drainage system to deal with surface water run-off to avoid sedimentation and pollution reaching Firth, satisfactory submission of a Construction Environmental Management Plan and Operational Environmental Management Plan including avoidance of disrupting coastal processes, direct any lighting away from the adjacent mud and sand flats of the river delta, prevention of sedimentation and pollution, impact and mitigation on qualifying species including harbour seals, mitigation for disturbance and noise, Recreational Access Management Plan including consideration of water based activities, must include satisfactory provision and/or contribution towards open space, path and green network requirements, Noise and Vibration Mitigation</p>



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	<p>Plan (including construction and operational phases and disturbance effects), Oil Spill Contingency Plan, Boat traffic Management Plan, Hydro-Dynamic study to assess the impact of altered flows on sediment movement in the firth in relation to subtidal sandbanks, full compliance with appropriate regulatory frameworks for ballast water discharge, dredging and disposal and ship-to-ship transfers including Marine Scotland dredging and disposal guidance (both for capital and maintenance spoil) and JNCC piling guidance.”</p> <p><u>NG01: Nigg Energy Park</u></p> <p>5. Adding the following two clauses to the developer requirements for allocation NG01 Nigg Yard on pages 337 and 338:</p> <p>“Exact developable areas to be determined through the masterplanning process with further input from and early engagement with key agencies and other stakeholders;”</p> <p>“Programme of decommissioning/restoration in event of post operation/redundancy.”</p> <p>6. Adding the following words after “measures which promote the transport hierarchy” in the developer requirements for allocation NG01 Nigg Yard on the fifth line of page 338:</p> <p>“and consider the need for support and enhancement to the Nigg-Cromarty ferry service”.</p> <p>7. Replacing the words “Noise Mitigation Plan (including construction and operational phase and disturbance effects)” in the developer requirements for allocation NG01 Nigg Yard on page 338 (lines 17 and 18) with:</p> <p>“Noise impact assessment (considering both construction and operation) and any other related impact assessments such as that relating to air quality, light, odour and vibration. Appropriate setbacks, landscaping and other mitigation to safeguard amenity and privacy of neighbouring residential properties.”</p> <p>8. Adding the following sentence to the end of the developer requirements for allocation NG01 Nigg Yard on page 338:</p> <p>“Any green freeport proposals which would extend beyond the NG01 site boundary shown on Map 43 Nigg Energy Park should provide a masterplan (with input from and early engagement with key agencies and other stakeholders) and address the relevant developer requirements set out above.”</p> <p><u>CS01: Castle Stuart</u></p> <p>9. Adding the following clause to the fourth line of the developer requirements for allocation CS01: Castle Stuart</p>

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	<p>on page 325 (after “green/blue networks”):</p> <p>“Protect the features of the Longman and Castle Stuart Bays SSSI;”.</p> <p>10. Replacing the last three lines of the developer requirements for allocation CS01: Castle Stuart on page 326 (after “Noise and Vibration Mitigation Plan,”) with:</p> <p>“Recreational Access Management Plan to manage disturbance to qualifying bird species of both the Longman and Castle Stuart Bays SSSI and the Inner Moray Firth SPA, including satisfactory provision and/or contribution towards open space, path and green network requirements, including mitigation associated with the Inverness to Nairn Coastal Trail, nature-based solutions such as planting and careful site design to screen people from birds and to limit access to the shore from this allocation. There are also opportunities to include bird hides and discrete viewpoints of the Bay;”</p> <p><u>FG01: Fort George</u></p> <p>11. Adding a green network designation to the triangular area at the eastern end of the Fort George site (hatched area on document reference RD172) on Map 40 Fort George (page 327).</p> <p>12. Replacing the words “Coastal protection assessment (may affect developable areas, particularly along edge south of B9006;)” in the developer requirements for allocation FG01: Fort George on page 328 (lines 3 and 4) with “No development located at the coastal edge;”</p> <p>13. Replacing the words “safeguard the fabric, historic character and/or curtilage setting of the Listed Buildings” in the developer requirements for allocation FG01: Fort George on page 328 (lines 7 and 8) with:</p> <p>“Safeguard the fabric, historic character, curtilage and setting of the Listed Buildings. A Conservation Plan to demonstrate that the significance of the asset is understood and set out how this significance will be retained.”</p> <p>14. Replacing the words “Demonstration of no adverse effect...Moray Firth SPA” in the developer requirements for allocation FG01: Fort George on page 328 (lines 12 to 14) with:</p> <p>“Demonstration, through further assessment and identification of suitable mitigation, of no adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar, Moray Firth SAC and Moray Firth SPA (particularly the area to the northeast which has restricted access due to military activity)”</p> <p>15. Adding “Protect the features of the Whiteness Head SSSI;” to the developer requirements for allocation FG01: Fort George (second line on page 329 after “in relation to sub-tidal sandbanks;”).</p>

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	<p><u>IA01: Inverness Airport Business Park</u></p> <p>16. Adding the following clause to the sixth line of the developer requirements for allocation IA01: Inverness Airport Business Park on page 333 (after “green/blue networks”):</p> <p>“Protect the features of the Longman and Castle Stuart Bays SSSI”.</p> <p><u>IA02: Dalcross Industrial Estate Expansion</u></p> <p>17. Amending the southern boundary of allocation IA02 on Map 42 (Page 333) to exclude all of the area bound by the yellow line in Annex B: Aerial View and Plan with Areas for Parking of Operational Aircraft, Flight Direction and Noise Abatement submitted by Mabbett Consultants in response to Further Information Request FIR 005 on 14 August 2023.</p> <p>18. Inserting “Uses: Class 5 General industrial and/or Class 6 Storage or Distribution” before “Area :10.4 ha” under IA02 Dalcross Industrial Estate Expansion on page 334.</p> <p>19. Adding the following sentence to the developer requirements for IA02 Dalcross Industrial Estate Expansion on page 334:</p> <p>“No net detriment to the operational requirements of the existing heliport demonstrated by assessment and, if appropriate, then design and layout mitigation measures.”</p> <p><u>WH01: Whiteness</u></p> <p>20. Adding the following clause to the developer requirements for allocation WH01: Whiteness on page 341 (on line 7 after “protected species survey;”):</p> <p>“Prevent the spread of New Zealand pigmyweed (<i>Crassula helmsii</i>) through measures for either control or eradication of this non-native species;”</p> <p>21. Adding the following clause to the developer requirements for allocation WH01: Whiteness on page 341 (on line 10 after “green/blue networks”):-</p> <p>“Protect the features of the Whiteness Head SSSI and GCR site”.</p> <p>22. Adding the following words to the developer requirements for allocation WH01: Whiteness on page 341 (on</p>

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	<p>line 16 after “prevention of sedimentation and pollution,”):</p> <p>“spit habitat protection and enhancement,”</p> <p>23. Adding the following words to the developer requirements for allocation WH01: Whiteness on page 341 (on line 17 after “dredging and disposal”):</p> <p>“, sediment transport monitoring”</p> <p>24. Adding the following clause at the end of the developer requirements for allocation WH01: Whiteness on page 342:</p> <p>“Any works in the future to protect the development from coastal change must not result in engineering methods that would damage the Inner Moray Firth SPA or Whiteness Head SSSI.”</p>
Issue 52 - Growing Settlements	<p>Modify the local development plan by:</p> <p>1. Adding the following additional bullet point to Placemaking Priorities 37 for Barbaraville on page 347:</p> <p>“• Avoid coastal flood risk.”</p> <p>2. Adding the following additional bullet point to Placemaking Priorities 43 for Garve on page 357:</p> <p>“• Avoid flood risk.”</p> <p>3. Adding the following additional bullet point to Placemaking Priorities 47 for Inver on page 364:</p> <p>“• Avoid coastal flood risk.”</p>