

Habitats Regulations Appraisal **(including Appropriate** **Assessment) of the** **West Highland & Islands Local** **Plan**

Finalised Version (September 2010)



Foreword

This document has been prepared under the requirements of the EU Habitats Directive and has applied the requirements set out by Scottish Government Policy.

It is the Highland Council's responsibility to consider whether the policies and proposals within the West Highland & Islands Local Plan are likely to have any significant effect on Special Protection Areas (including proposed SPAs), Special Areas of Conservation (including proposed SACs) and Ramsar sites, having regard to the qualifying interests and conservation objectives of those sites.

Where a likely significant effect has been identified, appropriate assessment has been undertaken in order to try to ascertain whether the policies and proposals will adversely affect the integrity of the sites protected by the EU Directive and Scottish Government Policy ("the sites"). Mitigation measures have been provided where necessary in order to avoid adversely affecting the integrity of the sites. This has involved making changes to the Plan where necessary. The Council now believes that the Plan's policies and proposals will not adversely affect the integrity of the sites. We have successfully concluded with certainty that that is the case.

During the preparation of this document and the consideration of relevant representations on the Local Plan the Highland Council had discussions with and input from Scottish Natural Heritage (SNH) and the Scottish Environment Protection Agency (SEPA) in particular which helped identify and address any potential shortcomings. In addition, data provided by SNH was referred to in order to identify the need for and inform the definition of mitigation measures. Mitigation measures and relevant changes were developed in conjunction with SNH or SEPA where appropriate.

This document acknowledges the relevant changes that have previously been made to the policies and proposals of the Plan as they were emerging in successive drafts, which improved the safeguarding of protected habitats and species. The Plan itself was adopted by the Highland Council at its meeting of 9th September 2010.

CONTENTS

	Page
1 Introduction and Context	4
2 Aim and Objectives of the West Highland & Islands Local Plan	5
3 List of Natura sites within or close to the Plan Area	7
4 Methodology for Assessment	8
5 Policy Modifications	9
6 Screening Process	12
7 Assessment of Likely Significant Effect on Natura Sites	19
8 Safeguarding Policies	25
9 Conclusions	27

1. Introduction and Context

In October 2005 the European Court of Justice* ruled that all Development Plans in the United Kingdom likely to have a significant effect on European sites (Natura sites), either Special Protection Areas (SPAs) or Special Areas of Conservation (SACs), can only be approved after an appropriate assessment of the policies and proposals has been undertaken, under the provisions of Article 6(3) and (4) of the Habitats Directive 1992**. The Directive states that 'any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessments of its implications for the site in view of the site's conservation objectives'. The directive goes on to say that the plan shall only be agreed if there is no adverse impact after mitigation is considered.

Scottish Ministers have extended the requirement for assessment to Ramsar sites, listed under the International Convention on the Conservation of Wetlands of International Importance, and proposed SPAs and SACs, before they are fully classified. Hereafter in this assessment, the term 'Natura site' should be taken as not only referring to SPAs and SACs but also to proposed SPAs and SACs and Ramsar sites for the purposes of this assessment.

The purposes of this document were therefore firstly to consider whether the policies and proposals of the West Highland & Islands Local Plan were likely to have any significant effects on Natura sites, having regard to 'in combination' effects, and secondly if there were any likely significant effects then to try to ascertain whether the Plan would or would not have adversely affected the integrity of these sites (certainty that the Plan would not have adversely affected site integrity. In doing this, reference was had to the qualifying interests and conservation objectives of the Natura sites. Where there was a possibility of such adverse effects on site integrity, mitigation was considered and where appropriate included within the Plan.

The assessment concluded that, subject to appropriate safeguarding and mitigation including certain modifications which have now been made to the Plan, the West Highland & Islands Local Plan will not adversely affect the integrity of any Natura site.

It must be advised that this appropriate assessment has been compiled using the best available information and any subsequent planning applications may require further assessment to ensure that the integrity of Natura sites are not adversely affected.

* Commission of the European Communities v United Kingdom of Great Britain and Northern Ireland, Case C. 6/04 in the second chamber of the European Court of Justice, judgment 20th October 2005

** Directive 92/43/EEC on the conservation of natural habitats and wild fauna and flora.

2. Aim and Objectives of the West Highland & Islands Local Plan

The Highland Structure Plan constitutes the Council's strategic land use planning framework and incorporates the overall strategic objectives and policies applicable to the West Highland & Islands area. This together with the Local Plan comprises the statutory development plan. The Local Plan provides detail and site specific proposals within the overall strategic framework provided by the Structure Plan. If the Council's proposal was for a number of Local Plans for West Highland & Islands, for example each dealing with one particular subject such as housing or industry, then it would be necessary in this document to consider the likelihood of any significant 'in combination' effects of those Local Plans on Natura sites. However, the Council's proposal is for a single Local Plan for West Highland & Islands which deals with policies and proposals for housing, industry and other types of development together. There is also the matter as to whether the Local Plan could have any significant effects when considered 'in combination' with the Local Plans for adjacent areas. The adjacent Local Plans are the Caithness Local Plan, the Ross and Cromarty East Local Plan and the Wester Ross Local Plan. However, having regard to the nature of the general policy frameworks and the type and location of proposals in the Plans and having regard to the Natura sites, it is concluded that significant 'in combination' effects are not likely. Therefore, in looking for likely significant 'in combination' effects, the *main focus* for this document is on the combination of proposals that are *within* the West Highland & Islands Local Plan.

The Local Plan comprises a written statement and a proposals map (with insets) both of which are relevant in deciding on development proposals.

The appropriate assessment in this document is necessarily limited in its scope to the policies and proposals set out in the Local Plan. Where a planning application for development gives rise, either alone or in combination with other plans or projects, to likely significant effects on a Natura site beyond the scope of that considered in this appropriate assessment, an appropriate assessment will be required to be undertaken as set out in policy 4 of the Local Plan. This could include development proposals on sites allocated in the Local Plan (giving rise to likely significant effects that were not foreseen in this appropriate assessment) and development proposals on sites not allocated in the Local Plan (giving rise to likely significant effects beyond those considered for the policy framework in this appropriate assessment).

The over-arching aim of the Local Plan is for West Highland & Islands to grow its population, compete in the global economy and sustain the highest standard of services while maintaining and enhancing the outstanding quality of the natural, built and cultural heritage of the area. The Plan's vision and strategy now includes amendments to refer specifically to the heritage (including Natural heritage) of the area which has the effect of safeguarding the heritage interests, including Natura sites.

The strategic themes of the Structure Plan are:

- Conserving and promoting the Highland identity.
- Adopting a proactive approach to the wise use of the natural environment.
- Taking an integrated approach to improving accessibility to goods, services and markets.
- Consolidating the settlement hierarchy.
- Creating an improved business environment.

- Addressing the need for quality living environments.
- Working in partnership with the community and other agencies.

Within these strategic themes are nested the 24 objectives of the Local Plan, which have been subject of Strategic Environmental Assessment (SEA) as described within the Environmental Report.

3. List of Natura sites Within or Close to the West Highland & Islands Local Plan Area*

* The Council acknowledges that if a proposal is capable of affecting a Natura site it must be considered, no matter how distant from the site and that there is no specified maximum distance from a site boundary beyond which proposals can be dismissed as having no effect. Having regard to the location of Natura sites and the local scale, nature and content of policies and proposals in the Local Plan, the Council considers that the Local Plan is unlikely to have a significant effect on any Natura sites (as currently designated or proposed) that are not included on the following list. For those Natura sites that are indicated below, this document indicates whether the Local Plan is likely to have a significant effect on each site.

Special Areas of Conservation (SAC)

Ardgour Pinewoods	Mointeach Nan Lochain Dubha
Ardnamurchan Burns	Monadhliath
Ascrib, Isay & Dunvegan	Morvern Woods
Beinn Iadain Beinn Na H'Uamah	Onich to North Ballachulish Woods
Ben Alder & Aonach Beag	Rannoch Moor
Ben Nevis	Rigg-Bile
Claish Moss & Kentra Moss	River Moidart
Coille Mhor	River Spey
Creag Meagaidh	River Tay
Drumochter Hills	Rum
Glen Beasdale	Sligachan Peatlands
Glen Coe	Sound of Arisaig (Loch Allort to Loch Traigh)
Kinloch & Kyleakin Hills	Strath
Lochs Duich, Long & Alsh Reefs	Strathglass Complex
Loch Etive Woods	Trotternish Ridge

Ramsar Sites

Claish Moss
Rannoch Moor

Special Protection Areas (SPA)

Ben Alder	Cuillins	Rannoch Lochs
Canna and Sanday	Drumochter Hills	Rum
Creag Meagaidh	Loch Shiel	

Potential Special Protection Areas (pSPA)

West Inverness-shire Lochs:

Lochan Bad an Losguinn	Loch Loyne	Loch Poulary
Loch Cluanie	Loch Lundie	

4. Methodology for Assessment

After consulting the Interim Guidance - Assessing Development Plans in Terms of the Need for Appropriate Assessment - provided by the Scottish Government the following methodology was established.

Highland Council engaged closely with Scottish Natural Heritage (SNH) to carry out this assessment, gaining background information regarding qualifying interests and conservation objectives of Natura sites and their sensitivities, required to conduct an effective appropriate assessment. Potential mitigation has also been discussed with SNH and/or SEPA where appropriate.

All Natura sites wholly or partly within the West Highland & Islands Local Plan area have been identified and mapped. The mapping is available within the Local Plan Map Booklet.

All Local Plan policies have been screened both individually and cumulatively to determine whether it is likely that any significant effects on Natura sites may arise due to their implementation. Policies which have been identified as likely to have no, or only insignificant, effects have been detailed and reasons for this have been given. Remaining policies, being those likely to have a significant effect have been identified as requiring an appropriate assessment which has been undertaken in order to try to establish whether or not there would be an adverse effect on the integrity of Natura sites.

Likely significant effect is defined as any effect that may reasonably be predicted as a consequence of a plan or project that may affect the conservation objectives of the features for which the site was designated.

Similarly, specific settlement and site proposals in the Local Plan that are likely to have no, or only insignificant, effects when considered alone and in combination have been progressed without further assessment. Where it has been concluded that there is likely to be a significant effect then an appropriate assessment has been undertaken to consider each relevant proposal further against the conservation objectives for the designated site and sensitivities of the relevant habitats/species, in order to try to establish whether or not there would be an adverse effect on the integrity of the Natura site.

5. Policy Modifications

During the Plan process, policy modifications were made to ensure that policies within the West Highland & Islands Local Plan can be effectively implemented without adversely affecting the integrity of Natura sites in the area. Local Plan policies were changed as a direct result of Scottish Natural Heritage (SNH)'s concerns of potential adverse impact on Natura sites and some of the changes in response to concerns of the Scottish Environment Protection Agency (SEPA) are also relevant; the changes have been detailed below in Table 1. Full Plan content details are available via:

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/whilp.htm>

Table 1. Policy Modifications

Policy	Reason for Change	Changes to Plan
Policy - 4 Natural, Built and Cultural Heritage	To safeguard Natura sites and better reflect the legal position with regard to proposals which may affect Natura 2000 sites. The change was suggested by SNH and agreed to by the Council and Examination Reporter	Replace 3 rd numbered paragraph with: For features of international importance (Natura 2000 (SPA, SAC) and Ramsar sites), developments likely to have a significant effect on a site, either alone or in combination with other plans or projects, and which are not directly connected with or necessary to the management of the site for nature conservation, will be subject to an appropriate assessment. Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, we will only allow development if there is no alternative solution and there are imperative reasons of overriding public interest, including those of a social or economic nature. Where a priority habitat or species (as defined in Annex 1 of the Habitats Directive) would be affected, development in such circumstances will only be allowed if the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment, or other reasons subject to the opinion of the European Commission (via Scottish Ministers). Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, the proposal will not be in accordance with the development plan within the meaning of Section 25(1) of the Town and Country Planning (Scotland) Act 1997 as amended.
Policy 7 - Waste Water Management	To require connection to the public sewer in most cases and where private systems are used then to state preference that they should discharge to land rather than water and should be designed to promote connection to public sewerage in the future, thereby	Replace existing policy with: Policy 7: Waste Water Management Connection to the public sewer as defined in the Sewerage (Scotland) Act 1968 is required for all new development proposals: <input type="checkbox"/> either in settlements identified in the plan with a population equivalent of more than 2000; or <input type="checkbox"/> wherever single developments of 25 or more units are proposed. In all other cases a connection to the public sewer will be required, unless the applicant can demonstrate that: 1. the development is unable to connect to a public sewer for technical or economic reasons; and

	protecting the integrity of aquatic Natura sites and reducing the risk of water contamination.	<p>2. that the proposal is not likely to result in or add to significant environmental or health problems. The Council's preference is that any private system should discharge to land rather than water. For all proposals where connection to the public sewer is not currently feasible and Scottish Water has confirmed public sewer improvements or first time public sewerage within its investment programme that would enable the development to connect, a private system would only be supported if:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the system is designed and built to a standard which will allow adoption by Scottish Water; <input type="checkbox"/> the system is designed such that it can be easily connected to a public sewer in the future. <p>Typically this will mean providing a drainage line up to a likely point of connection. The developer must provide Scottish Water with the funds which will allow Scottish Water to complete the connection once the sewerage system has been upgraded.</p>
Policy - 11 Protected Species	To safeguard European Protected Species and, where appropriate, ensure a survey is carried out to determine whether there are any protected species present on site.	<p>No post Examination changes. Finalised Policy as follows.</p> <p>Policy 11: Protected Species</p> <p>Where there is good reason to believe that a protected species is present on site or may be affected by a proposed development, we will require a survey to be carried out to establish any such presence before determining the application. Development that is likely to have an adverse effect on European Protected Species (see Glossary) will only be permitted where:</p> <ul style="list-style-type: none"> <input type="checkbox"/> There is no satisfactory alternative; and <input type="checkbox"/> Development is required for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; and <input type="checkbox"/> Development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. <p>Development that is likely to have an adverse effect on protected bird species (see Glossary) will only be permitted where:</p> <ul style="list-style-type: none"> <input type="checkbox"/> There is no other satisfactory solution; and <input type="checkbox"/> Development is required in the interests of public health or public safety. <p>Development that is likely to have an adverse effect on other protected animals and plants (see Glossary) will only be permitted where the development is required for preserving public health or public safety.</p>
Policy 12 - Other Important Species	To safeguard other important species that are not in all cases protected by other legislation or by designated nature	<p>No post Examination changes. Finalised Policy as follows.</p> <p>Policy 12: Other Important Species</p> <p>Development proposals should avoid adverse effects on the following species if not protected by other legislation or by nature</p>

	conservation sites.	<p>conservation site designations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Species listed in Annexes II and V of the EC Habitats Directive <input type="checkbox"/> Priority species listed in the UK4 and Local5 Biodiversity Action Plans <input type="checkbox"/> Species of principal importance included on the Scottish Biodiversity List6 <input type="checkbox"/> Badgers under the Protection of Badgers Act 1992 <p>We will use conditions and agreements to ensure that harm to these species is avoided.</p>
Policy 13 - Important Habitats	To safeguard important habitats and take particular care to avoid damage to habitats protected under the European Directives.	<p>No post Examination changes. Finalised Policy as follows.</p> <p>Policy 13: Important Habitats</p> <p>We will seek to safeguard the integrity of features of the landscape which are of major importance because of their linear and continuous structure or combination as habitat “stepping stones” for the movement of wild fauna and flora. (Article 10 Features).</p> <p>We will consider the value of the following Other Important Habitats, where not protected by nature conservation site designations, in the assessment of any development proposal which may affect them:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Habitats listed in Annex I of the EC Habitats Directive <input type="checkbox"/> Habitats of protected bird species (see Glossary) <input type="checkbox"/> Priority habitats listed in the UK and Local Biodiversity Action Plans <input type="checkbox"/> Habitats of principal importance included on the Scottish Biodiversity List <p>We will use conditions and agreements to ensure that significant harm to the ecological function and integrity of Article 10 Features and Other Habitats is avoided. Where we judge that the reasons in favour of a development clearly outweigh the desirability of retaining those important habitats, we will seek satisfactory mitigation measures including compensatory habitat creation or enhancement of retained habitat and which, in the case of Article 10 Features, allows for continued movement of wild fauna and flora. The Council will also support, where appropriate, opportunities to create new habitat areas through development.</p>
Plan Objectives	To highlight the need for a holistic approach to the issue of biodiversity.	Addition of Plan Objective “to further the conservation of biodiversity”.
Settlement Objectives	To highlight the existence and protection of Natura sites where they fall within or close to settlements.	<p>Addition of “drainage to land” requirements for settlements where additional loch/sea outfalls could damage the integrity of aquatic special areas of conservation.</p> <p>Addition of settlement objectives to reference protection of international features (including Natura sites) where they fall within settlements.</p>

6. Screening Process

Table 2 shows at a glance those general Local Plan policies which, after consultation with Scottish Natural Heritage, the Council identified as being likely to have a significant effect on Natura sites. Where it was identified that Local Plan policies were likely to have a significant effect on Natura sites, appropriate assessment was undertaken. Policies identified as unlikely to have a significant effect on Natura sites did not require an appropriate assessment to be carried out. This is explained and explored further in Tables 5 – 8. Table 3 and Table 4 list settlements and Natura sites respectively and together indicate for which Settlement Development Area proposals (and possibly therefore individual Site Allocation proposals within them) appropriate assessment was required and, for those, which Natura sites would be likely to be significantly affected. When screening the Local Plan policies and settlement proposals the Council also assessed the cumulative effects ('in combination' effects) that they may have and whether or not there is likely to be a significant effect on Natura sites. The original screening has been revisited in the light of modifications made to the Local Plan post Examination and this document has been updated where necessary.

Cumulative Effects ('In Combination' Effects)

During the preparation of this document the Highland Council was mindful of potential for cumulative effects ('in combination' effects) of the Plan's policies and proposals. In particular the Council, along with SNH, looked at where proposals are located and whether or not they are upstream of a watercourse which may result in the effects of multiple proposals on watercourse(s) feeding together and although not having an impact individually, combined may have a significant effect on Natura sites.

There are a number of settlements that lie within the catchments of aquatic special areas of conservation and these proposals were seen as being particularly likely to have the potential for cumulative effects.

After attending meetings with Scottish Natural Heritage (SNH) regarding the cumulative effects that policies and proposals, implemented through the Local Plan, may have on the Natura sites it was agreed that although we can acknowledge any likely significant effect it is not always practical to meaningfully assess and to give an accurate account of the future impact at plan-making stage. Potential pollution levels will be dependent on specifics of the proposed developments not known until planning application stage.

Additionally it may be observed that although there are some local concentrations of development proposals in the Plan, based around settlement locations, West Highland & Islands's settlements are relatively small as is the scale of growth planned and they are to an extent dispersed across a large geographic area involving more than one river catchment. This means that the potential for likely significant effects, including cumulative effects, on Natura sites is generally less than would be the case if a number of larger scale developments were closely concentrated near, or upstream, of a particular Natura site. In the case of many aquatic sites, whilst there are a number of settlements directly in its catchment the bodies of water are substantial, have good dilution and dispersal and distance between major settlements is significant, thus reducing the likelihood of significant effects.

Relevant policy modifications (Section 5 of the report), responding to the concerns of SNH and SEPA, have been made to the policy framework which have the effect of further safeguarding Natura sites from individual and cumulative effects of development. The effectiveness of these policies and their implementation is seen as very important in addressing potential Natura concerns. Policy modifications were agreed by SNH or SEPA as relevant and we concluded that before and following the Examination Reporter's consideration of this issue that implementation of the policies and proposals within the West Highland & Islands Local Plan are unlikely to result in significant cumulative ('in combination') effects on Natura sites beyond any discussed and addressed in the individual appropriate assessments later in this document. This is, however, subject to the possible need for specific planning application proposals to be assessed for likely significant effects, alone or in combination, and appropriate assessment of the proposals in detail if required.

Table 2. General Policies of West Highland & Islands Local Plan

Policy	Policy Title	Appropriate Assessment Required?
1.	Settlement Development Area	No
2.	Land Allocations – Development Factors and Developer Requirements	No
3.	Wider Countryside	Yes
4.	Natural, Built and Cultural Heritage	No
5.	Affordable Housing	No
6.	Designing for Sustainability	No
7.	Waste Water Treatment	Yes
8.	Waste Management	Yes
9.	Flood Risk	Yes
10.	Other Development Considerations: Physical Constraints	No
11.	Protected Species	No
12.	Other Important Species	No
13.	Important Habitats	No
14.	Surface Water Drainage	No
15.	Developer Contributions	No
16.	Housing in the Countryside [§]	Yes
17.	Commerce	No
18.	Design Quality and Place-Making	No
19.	Travel	Yes

[§] This Plan policy was deleted by the Reporter

Table 3. Settlements

Settlement	Appropriate Assessment of Designations Required	Natura Site
<u>Lochaber Area</u>		
Achaphubuil	No	Not in close proximity to Natura site.
Achabeg	No	Not in close proximity to Natura site.
Acharacle	Yes	Loch Shiel (SPA), Claish Moss and Kentra Moss (SAC)
Achnacarry and Bunarkaig	No	Not in close proximity to Natura site.
Ardgour & Clovullin	Yes	Onich to North Ballachulish Woods (SAC)
Arisaig	No	Not in close proximity to Natura site.
Ballachulish South	No	Not in close proximity to Natura site.
Blaich	No	Not in close proximity to Natura site.
Blarmafoldach	No	Not in close proximity to Natura site.
Drimnin / Bunavullin	Yes	Morvern Woods (SAC)
Duisky	No	Not in close proximity to Natura site.
Duror	No	Not in close proximity to Natura site.
Errocht	No	Not in close proximity to Natura site.
Fort William	Yes	Ben Nevis (SAC)
Gairlochy	No	Not in close proximity to Natura site.
Glenachulish	No	Not in close proximity to Natura site.
Glenborrodale	Yes	Sunart (SAC)
Glencoe	No	Not in close proximity to Natura site.
Glenfinnan	Yes	Loch Shiel (SPA), Ardgour Pinewoods (SAC)
Glenuig	Yes	Sound of Arisaig (SAC)
Inchree	Yes	Onich to North Ballachulish Woods (SAC)
Invergarry	No	Not in close proximity to Natura site.
Inverroy	No	Not in close proximity to Natura site.
Isle of Eigg	No	Not in close proximity to Natura site.
Kentallen	No	Not in close proximity to Natura site.
Kilchoan	No	Not in close proximity to Natura site.
Kinloch Rum	Yes	Rum (SAC)/Rum (SPA)
Kinlocheil	No	Not in close proximity to Natura site.
Kinlochleven	No	Not in close proximity to Natura site.
Kinlochmoidart	Yes	Loch Moidart and Loch Sheil Woods (SAC)
Leanachan Forest	No	Not in close proximity to Natura site.
Lochailort	No	Not in close proximity to Natura site.
Lochaline	Yes	Morvern Woods (SAC)
Mallaig	No	Not in close proximity to Natura site.
Mingarry	Yes	Loch Shiel (SPA)
Morar	No	Not in close proximity to Natura site.
Muirshearlich	No	Not in close proximity to Natura site.
North Ballachulish	Yes	Onich to North Ballachulish Woods (SAC)
Onich	Yes	Onich to North Ballachulish Woods (SAC)
Roshven	Yes	Sound of Arisaig (SAC)
Roybridge	No	Not in close proximity to Natura site.
Salen	Yes	Sunart (SAC)
Spean Bridge	No	Not in close proximity to Natura site.
Stronchreggan	No	Not in close proximity to Natura site.
Strontian	Yes	Sunart (SAC)
<u>Lochalsh Area</u>		
Achmore	No	Not in close proximity to Natura site.

Settlement	Appropriate Assessment of Designations Required	Natura Site
Achnandarach and Drumbuie	Yes	Coille Mhor (SAC)
Allt Nan Sugh and Ault a' Chruinn	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Arnisdale and Corran	No	Not in close proximity to Natura site.
Auchertyre	No	Not in close proximity to Natura site.
Avernish and Nostie	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Badicaul and Erbusaig	No	Not in close proximity to Natura site.
Balmacara	Yes	Coille Mhor (SAC)
Braeintra	No	Not in close proximity to Natura site.
Camuslongart	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Carn Gorm and Morvich	No	Not in close proximity to Natura site.
Dornie	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Duirinish	No	Not in close proximity to Natura site.
Eilanreach	No	Not in close proximity to Natura site.
Glenelg Galltair and Glen Bernera	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Inverinate East	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Inverinate West and CamasLuinie	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Kirkton	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Kyle of Lochalsh	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Letterfearn and Shiel Bridge	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Lower and Upper Ardelve	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Moyle	No	Not in close proximity to Natura site.
Plockton	No	Not in close proximity to Natura site.
Ratagan	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Reraig	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
Sallachy	Yes	Lochs Duich, Long and Alsh Reefs (SAC)
South Strome	No	Not in close proximity of Natura site.
<u>Skye Area</u>		
Achachork	No	Not in close proximity to Natura site.
Achnacloich	No	Not in close proximity to Natura site.
Achnahannait	No	Not in close proximity to Natura site.
Aird and Bernisdale	No	Not in close proximity to Natura site.
Aird of Sleat	No	Not in close proximity to Natura site.
An Clachan	No	Not in close proximity to Natura site.
An Dig Glas Pheighinn and Steinnsèall	Yes	Trotternish Ridge (SAC)
Annishader	No	Not in close proximity to Natura site.
Ard Dorch and Luib	Yes	Cuillins (SPA)
Armadaile	No	Not in close proximity to Natura site.
Balmacqueen	No	Not in close proximity to Natura site.
Broadford West	Yes	Strath (SAC), Lochs Duich, Long and Alsh Reefs (SAC)
Broadford East	Yes	Strath (SAC), Mointeach Nan Lochain Dubha (SAC)
Balmeanach Balachuirm and East Suisnish	No	Not in close proximity to Natura site.
Balmeanach	No	Not in close proximity to Natura site.
Balnacknock and Conasta	No	Not in close proximity to Natura site.
Bernisdale and Park	No	Not in close proximity to Natura site.
Bornesketaig Kilvaxter and	No	Not in close proximity to Natura site.

Settlement	Appropriate Assessment of Designations Required	Natura Site
Linicro		
Borrieraig	Yes	Ascrib, Isay and Dunvegan (SAC)
Borve	No	Not in close proximity to Natura site.
Braes	No	Not in close proximity to Natura site.
Calligarry and Ardvasar	No	Not in close proximity to Natura site.
Camustianavaig and Mugeary	No	Not in close proximity to Natura site.
Carbost	No	Not in close proximity to Natura site.
Carbostbeg	No	Not in close proximity to Natura site.
Colbost and Totaig	Yes	Ascrib, Isay and Dunvegan (SAC)
Crepigill & Borve Junction	No	Not in close proximity to Natura site.
Culnacnoc and Grealin	No	Not in close proximity to Natura site.
Dunvegan Kilmuir and Lonemore	Yes	Ascrib, Isay and Dunvegan (SAC)
Drumfearn	No	Not in close proximity to Natura site.
Drynoch Dump	Yes	Cuillins (SPA)
Drynoch	Yes	Cuillins (SPA)
Dunans and Maligar	Yes	Trotternish Ridge (SAC)
Eabost East	No	Not in close proximity to Natura site.
Earlish & Earlish East	No	Not in close proximity to Natura site.
Edinbane	No	Not in close proximity to Natura site.
Eilean Iarmain and Camascross	No	Not in close proximity to Natura site.
Elgol	No	Not in close proximity to Natura site.
Ellishader	No	Not in close proximity to Natura site.
Eynort and Satran	Yes	Cuillins (SPA)
Eyre	No	Not in close proximity to Natura site.
Fanks and Kildonan	No	Not in close proximity to Natura site.
Fasach Lephin and Holmisdale	No	Not in close proximity to Natura site.
Feorlig	No	Not in close proximity to Natura site.
Ferrindonald and Teangue	No	Not in close proximity to Natura site.
Feriniquarrie and Glasphein	No	Not in close proximity to Natura site.
Flashader and Glen Bernisdale	No	Not in close proximity to Natura site.
Geary	No	Not in close proximity to Natura site.
Gillen	No	Not in close proximity to Natura site.
Glasnakille	No	Not in close proximity to Natura site.
Glen Conon	No	Not in close proximity to Natura site.
Glen Claigan	Yes	Ascrib, Isay and Dunvegan (SAC)
Glen Hinnisdal	No	Not in close proximity to Natura site.
Glengrasco and Uigshader	No	Not in close proximity to Natura site.
Glenmore	No	Not in close proximity to Natura site.
Hallin and Halistra	Yes	Ascrib, Isay and Dunvegan (SAC)
Harlosh	No	Not in close proximity to Natura site.
Heaste	No	Not in close proximity to Natura site.
Hungladder and Kilmaluag	No	Not in close proximity to Natura site.
Inverarish	No	Not in close proximity to Natura site.
Kilbeg	No	Not in close proximity to Natura site.
Kingsburgh and Treaslane Beag	No	Not in close proximity to Natura site.
Kinloch	Yes	Kinloch and Kyleakin Hills (SAC)
Kyleakin	Yes	Lochs Duich, Long and Aish Reefs (SAC)
Kylerhea	Yes	Kinloch and Kyleakin Hills (SAC)
Marishader and Valtos	No	Not in close proximity to Natura site.

Settlement	Appropriate Assessment of Designations Required	Natura Site
North Fearn and Eyre	No	Not in close proximity to Natura site.
Orbost	No	Not in close proximity to Natura site.
Ose, Gearymore and Eabost West	No	Not in close proximity to Natura site.
Oskaig	No	Not in close proximity to Natura site.
Peingown and Hearabusta	No	Not in close proximity to Natura site.
Penifiler and Sconser East	Yes	Cuillins (SPA)
Portree	No	Not in close proximity to Natura site.
Portnalong and Fiskavaig	No	Not in close proximity to Natura site.
Raasay and Inverarish	No	Not in close proximity to Natura site.
Roskhill	No	Not in close proximity to Natura site.
Roag	No	Not in close proximity to Natura site.
Sconser West	Yes	Cuillins (SPA)
Shedder	No	Not in close proximity to Natura site.
Skinidin	Yes	Ascrib, Isay and Dunvegan (SAC)
Sleat and Armadale	No	Not in close proximity to Natura site.
Stein Brae Stein and Lusta	No	Not in close proximity to Natura site.
Strollamus	Yes	Cuillins (SPA)
Struan and Ullinish	No	Not in close proximity to Natura site.
Suladale and Knott	No	Not in close proximity to Natura site.
Tarskavaig	No	Not in close proximity to Natura site.
Torrin	Yes	Strath (SAC)
Torvaig	Yes	Rigg Bile (SAC)
Tote	No	Not in close proximity to Natura site.
Totescore and Shulista	No	Not in close proximity to Natura site.
Trumpan	No	Not in close proximity to Natura site.
Uig	No	Not in close proximity to Natura site.
Upper and Lower Milovaig	No	Not in close proximity to Natura site.
Upper Feorlig	No	Not in close proximity to Natura site.
Waterstein	No	Not in close proximity to Natura site.

Table 4, below, then summarises in respect of each Natura site whether an Appropriate Assessment is required of certain sets of the Local Plan's settlement proposals and indicates on which page of this document each of those assessments begins.

Table 4. Natura Sites

Natura Site	SAC	Ramsar	SPA	Appropriate Assessment Required?	Pg No:
Ardgour Pinewoods	*			Yes	30
Ardnamurchan Burns	*			No	-
Ascrib, Isay & Dunvegan	*			Yes	32
Beinn Iadain Beinn Na H'Uamah	*			No	-
Ben Alder & Aonach Beag	*			No	-
Ben Nevis	*			Yes	36
Claish Moss & Kentra Moss	*			Yes	41
Coille Mhor	*			No	-
Creag Meagaidh	*			No	-
Drumochter Hills	*			No	-
Glen Beasdale	*			No	-
Glen Coe	*			No	-
Kinloch & Kyleakin Hills	*			Yes	47
Lochs Duich, Long & Alsh Reefs	*			Yes	50
Loch Etive Woods	*			No	-
Loch Moidart & Loch Shiel Woods	*			Yes	62
Mointeach Nan Lochain Dubha	*			No	-
Monadhliath	*			No	-
Morvern Woods	*			Yes	68
Onich to North Ballachulish Woods	*			Yes	71
Rannoch Moor	*			No	-
Rigg-Bile	*			No	-
River Moidart	*			Yes	75
River Spey	*			No	-
River Tay	*			No	-
Rum	*			Yes	77
Sligachan Peatlands	*			No	-
Sound of Arisaig (Loch Allort to Loch Traigh)	*			Yes	82
Strath	*			Yes	85
Strathglass Complex	*				-
Sunart	*			Yes	89
Trotternish Ridge	*			Yes	94
Claish Moss		*		No	-
Rannoch Moor		*		No	-
Ben Alder			*	No	-
Canna and Sanday			*	No	-
Creag Meagaidh			*	No	-
Cuillins			*	Yes	43
Drumochter Hills			*	No	-
Loch Shiel			*	Yes	65
Rannoch Lochs			*	No	-
Rum			*	No	-
Potential SPA Sites					
Lochan Bad an Losguinn			*	No	-
Loch Cluanie			*	No	-
Loch Loyne			*	No	-
Loch Lundie			*	No	-
Loch Poulary			*	No	-

7. Assessment of Likely Significant Effect on Natura Sites

Tables 5, 6 and 7 reflect Table 2; they summarise and highlight which policies are likely or unlikely to have a significant effect on Natura sites. Reasoning has been provided by the Council why these decisions have been made and has been recorded in Table 8. Where a policy has been highlighted as likely to have a significant effect on a Natura site, further detail and examination will be required against the conservation objectives of the site and the sensitivities of the habitat/species. As part of the assessment of these sites we have used the West Highland & Islands Local Plan Environmental Report to allow a more coherent analysis of the potential adverse impacts. It may be noted that the Council has also produced an SEA Update Statement which refers to the post-Examination modifications to the Local Plan and we have referred to that too in finalising this assessment. Full details of these related documents are available via: <http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/whilp.htm>

Key to Tables 5, 6 and 7

No Likely Significant Effect	
Likely Significant Effect	
Site Specific (Discussed Later in Text)	-

Table 5. Special Area of Conservation (SAC)

SAC	Policy																		
	1 Settlement Development Area	Development Factors and Developer Requirements	3 Wider Countryside	4 Natural, Built and Cultural Heritage	5 Affordable Housing	6 Designing for Sustainability	7 Waste Water Treatment	8 Waste Management	9 Flood Risk	10 Other Development Considerations: Physical Constraints	11 Protected Species	12 Other Important Species	13 Important Habitats	14 Surface Water Drainage	15 Developer Contributions	16 Housing in the Countryside	17 Commerce	18 Design Quality and Place-Making	19 Travel
Rum	-	-																	
Ardnamurchan Burns	-	-																	
Morvern Woods	-	-																	
Sound of Arisaig (Loch Allort to Loch Traig)	-	-																	
Glen Beasdale	-	-																	
River Moidart	-	-																	
Claish Moss & Kentra Moss	-	-																	
Sunart	-	-																	
Beinn Iadain & Beinn Na H'Uama	-	-																	
Ardgour Pinewoods	-	-																	
Loch Moidart & Loch Shiel Woods	-	-																	
Loch Etive Woods	-	-																	
Ben Nevis	-	-																	
Glen Coe	-	-																	
Onich to North Ballachulish Woods	-	-																	
Rannoch Moor	-	-																	
River Tay	-	-																	
Creag Meagaidh	-	-																	
Ben Alder & Aonach Beag	-	-																	
Monadhiath	-	-																	
River Spey	-	-																	
Drumochter Hills	-	-																	
Ascrib, Islay & Dunvegan	-	-																	
Trotternish Ridge	-	-																	
Rigg - Bile	-	-																	
Sligachan Peatlands	-	-																	

SAC	Policy																		
	1 Settlement Development Area	Development Factors and Developer Requirements	3 Wider Countryside	4 Natural, Built and Cultural Heritage	5 Affordable Housing	6 Designing for Sustainability	7 Waste Water Treatment	8 Waste Management	9 Flood Risk	10 Other Development Considerations: Physical Constraints	11 Protected Species	12 Other Important Species	13 Important Habitats	14 Surface Water Drainage	15 Developer Contributions	16 Housing in the Countryside	17 Commerce	18 Design Quality and Place-Making	19 Travel
Strath	-	-															-	-	
Mointeach Nan Lochain Dubha	-	-															-	-	
Coille Mhor	-	-															-	-	
Lochs Duich, Long & Alsh Reefs	-	-															-	-	
Kinloch & Kyleakin Hills	-	-															-	-	
Strathglass Complex	-	-															-	-	

Table 6. Ramsar Sites

Ramsar	Policy																		
	1 Settlement Development Area	Development Factors and Developer Requirements	3 Wider Countryside	4 Natural, Built and Cultural Heritage	5 Affordable Housing	6 Designing for Sustainability	7 Waste Water Treatment	8 Waste Management	9 Flood Risk	10 Other Development Considerations: Physical Constraints	11 Protected Species	12 Other Important Species	13 Important Habitats	14 Surface Water Drainage	15 Developer Contributions	16 Housing in the Countryside	17 Commerce	18 Design Quality and Place-Making	19 Travel
Claish Moss	-	-															-	-	
Rannoch Moor	-	-															-	-	

Table 7. Special Protection Area (SPA)

SPA	Policy																		
	1 Settlement Development Area	Development Factors and Developer Requirements	3 Wider Countryside	4 Natural, Built and Cultural Heritage	5 Affordable Housing	6 Designing for Sustainability	7 Waste Water Treatment	8 Waste Management	9 Flood Risk	10 Other Development Considerations: Physical Constraints	11 Protected Species	12 Other Important Species	13 Important Habitats	14 Surface Water Drainage	15 Developer Contributions	16 Housing in the Countryside	17 Commerce	18 Design Quality and Place-Making	19 Travel
Canna and Sanday	-	-															-	-	
Rum	-	-															-	-	
Creag Meagaidh	-	-															-	-	
Ben Alder	-	-															-	-	
Drumochter Hills	-	-															-	-	
Rannoch Lochs	-	-															-	-	
Loch Shiel	-	-															-	-	
Cuillins	-	-															-	-	

Table 8. Matrices Explanations

Whilst tables 5, 6 and 7 specify individual Natura sites, for the purposes of this stage of the assessment the policies have been assessed in a manner which has not differentiated between their likely effects on different Natura sites.

No.	Policy	Reasoning
1	Settlement Development Areas	This policy has not been included within the matrices as it is picked up on a site specific basis later in the document.
2	Land Allocations	This policy has not been included within the matrices as it is picked up on a site specific basis later in the document.
3	Wider Countryside	All SDAs have been defined and, if identified as having a likely significant impact, have been revised to exclude Natura sites which are therefore in the wider countryside. This policy cannot be considered in isolation from the other general policies and Structure Plan policies which have a balancing and protective effect.
4	Natural, Built and Cultural Heritage	Policy has been strengthened to ensure more effective safeguarding of Natura sites; therefore it is unlikely there will be a significant impact.
5	Affordable Housing	This policy is primarily about allocated sites which are within SDAs and covers windfall sites. Any sites outwith the SDA would be judged against wider countryside and Housing in the Countryside Policy and therefore it is unlikely to have a significant impact.
6	Designing for Sustainability	This policy is closely linked to Structure Plan policy G2 via the DPPG which flags habitats and species; it is unlikely that this policy will have a significant impact.
7	Waste Water Treatment	This policy has been strengthened via amendments. Some Natura sites will not be affected by this as we anticipate no development near them, however to fully consider the effects of this policy we must look at each of the Natura sites individually.
8	Waste Management	This policy reduces the need for landfill sites and looks to put onto business or industrial land. Links to waste plans and strategies are listed in policy. Alterations have been made to policy to reduce risk of adverse impacts but it has been recorded that there is a possibility of likely having a significant impact.
9	Flood Risk	The impacts of flooding could be significant in terms of water contamination and has therefore, been recorded as likely to have a significant impact. However, policy positively manages flood risk by reducing excessive run-off. Link to SUDS policy to ensure policies are working together to safeguard.
10	Other Development Considerations: Physical Constraints	This policy doesn't specify Natura sites or how developer should deal with issue, however if issue is raised then it will be dealt with and using Policies 4, 11, 12 and 13. There may be a positive result from the policy as it deals with contamination via developments.

11	Protected Species	Policy outlines measures to protect and maintain natural interests.
12	Other Important Species.	Policy outlines measures to protect and maintain natural interests.
13	Important Habitats	Policy outlines measures to protect and maintain natural interests.
14	Surface Water Drainage	Policy manages change but relies heavily on SUDs Manual, PAN 69 and Sewers for Scotland. The policy can not be viewed in isolation from the other policies.
15	Developer Contributions	This policy is subsidiary and therefore does not have an impact on Natura sites.
16	Housing in the Countryside	This policy has been deleted and a cross reference to the more restrictive Structure Plan policies has been provided. The net effect of this change should be neutral or positive for heritage interests.
17	Commerce	Encouraging development within SDA centres. Similar to policies 1 and 2 and will be assessed later in the text.
18	Design Quality and Place-Making	This policy does not deal directly with location or type of development but with detail of its design primarily in aesthetic and functional terms. It does not deal with aspects of design impacting on Natura interests.
19	Travel	The intention of this policy is for a positive outcome for sustainability. It is not envisaged to have a significant effect on Natura sites but taking a precautionary approach we have considered potential effects.

The preamble to the General Policies chapter explains that each planning application will be assessed against all policies and legislation relevant to the particular proposal and location, and that conformity with a single policy will not necessarily indicate that a proposed development is acceptable. As can be seen from the above assessment, the principle of having regard to all of the relevant development plan policies and other material considerations will be important in implementing the Plan, particularly bearing in mind Natura considerations.

8. Safeguarding Policies

Both the Highland Structure Plan and West Highland & Islands Local Plan contain safeguarding policies that protect Natura sites. Detailed below is a summary of each of these policies and the protection they provide. As indicated in the last paragraph of Section 7 above, the Plan makes it clear that each proposal will be assessed on its individual planning merits having regard to the relevant development plan policies and other material considerations. Therefore this will include having regard to the various safeguarding policies where relevant.

Structure Plan

Policy G2 – Design for Sustainability

Proposed developments will be assessed on the extent to which they impact on a number of issues, including impact on the following resources particularly within designated areas: habitats and species.

Policy G3 Impact Assessments

Where environmental and/or socio-economic impacts of a proposed development are likely to be significant by virtue of nature, size or location, The Council will require the preparation by developers of appropriate impact assessments.

Policy G6 Conservation and Promotion of the Highland Heritage

The Council will seek to conserve and promote all sites and areas of Highland identified as being of a high quality in terms of nature conservation, landscape, archaeological or built environment.

Policy G8 Precautionary Principle

In the relatively rare situation of assessing development proposals where the potential impacts are uncertain, but where there are scientific grounds for believing that severe damage could occur either to the environment or the wellbeing of communities, The Council will apply the precautionary principle.

Policy N1 - Nature Conservation

States that the Council will seek to protect all sites and species of:

- International Importance
- National Importance
- Local Importance.

Policy N4 – Local Biodiversity Action Plans

In respect of habitats and species, The Council will have regard to Local Biodiversity Action Plans, where available, in addition to Strategic Policy G6, in the consideration of development proposals.

Local Plan

Policy 4 – Natural, Built and Cultural Heritage (as modified)

All development proposals will be assessed, taking into account any impact on the feature and the setting, in the context of the policy framework detailed in Appendix 1 of the Local Plan (which provides information for each heritage feature type) and also through application of criteria specified in Policy 4 under the heritage feature categories of:

- Local/regional importance
- National importance
- International importance (Natura 2000 (SPA, SAC) and Ramsar sites)

Policy 11 – Protected Species

Where there is good reason to believe that a protected species is present on site or may be affected by a proposed development, the Council will require a survey to be carried out to establish any such presence before determining the application.

Policy 12 – Other Important Species

Development proposals should avoid adverse effects on species that are not protected by other legislation or by nature conservation site designations; the Council will use conditions and agreements to ensure harm to these species is avoided.

Policy 13 – Important Habitats

The Council will seek to safeguard the integrity of the features of the landscape which are of major importance for the movement of wild fauna and flora. Consideration will be given to the value of Other Important Habitats which are not protected by nature conservation designations in the assessment of any development proposal. Conditions and agreements will be used to ensure that significant harm to the ecological function and integrity of Article 10 Features and Other Habitats is avoided; satisfactory mitigation measures will be used when development has been approved.

9. Conclusions

Impact assessments have been undertaken on all individual Natura sites to determine whether Plan boundaries and allocations lying immediately adjacent to or within a water catchment area could potentially have an adverse effect on the integrity of the site. The following Natura sites do not require an impact assessment as they have no Local Plan designations immediately adjacent nor are they directly connected to a marine Natura site. The remaining sites have been assessed and action has been taken to ensure their protection and safeguarding.

Mitigation measures have been detailed to show the way in which the Plan policies will be used to safeguard the Natura sites.

Special Areas of Conservation (SAC)

Ardnamurchan Burns

Mointeach Nan Lochain Dubha

Beinn Iadain & Beinn Na H'Uamah

Monadhliath

Ben Alder & Aonach Beag

Rannoch Moor

Coille Mhor

Rigg-Bile

Creag Meagaidh

River Spey

Drumochter Hills

River Tay

Glen Beasdale

Sligachan Peatlands

Glen Coe

Strathglass Complex

Loch Etive Woods

Ramsar Sites

Claish Moss

Rannoch Moor

Special Protection Areas (SPA)

Ben Alder

Drumochter Hills

Canna & Sanday

Rannoch Lochs

Creag Meagaidh

Rum

Potential Special Protection Area

West Inverness-shire Lochs:

(Lochan Bad an Losguinn

Loch Cluanie

Loch Loyne

Loch Lundie

Loch Poulary)

Natura sites identified as potentially having a likely significant impact have been assessed on the current condition of the qualifying species and the potential impacts Plan policies may have – detailed within an impact assessment.

Features are assessed as being in favourable or unfavourable condition, against a standard set in the guidance for that feature type and applied to the situation on that site. Listed below are the categories used in the assessment process:

- **Favourable maintained** – The ongoing management is keeping the feature in good condition.
- **Favourable recovered** – Action has been taken to rectify the problem identified during the last round of monitoring and the feature is now back in line to standards set in the guidance.
- **Unfavourable recovering** – When a feature at present falls below the set standards but the appropriate management measures are in place to secure favourable condition given time.
- **Unfavourable no change** – When feature falls below the set standards and there are no signs of it improving or getting any worse.
- **Unfavourable declining** – When feature falls below the set standards and are continuing to decline.
- **Destroyed – partially destroyed** – When there is a significant loss of the feature and this cannot be rectified by changes in management.
- **Destroyed – completely destroyed** – There are none of the qualifying features left which had previously been protected and this cannot be rectified by changes in management.

SNH have agreed with the Scottish Government that their key target (to bring 80% of the special features on Scotland's nationally important nature sites into favourable condition by March 2008) should include those features in unfavourable recovering condition.

The results have been detailed within the relevant tables below for each Natura site.

Mitigation Measures

During the preparation of this document, mitigation measures have been implemented through Local Plan policy modifications (Section 5 of this document). Policies have been adapted to reflect the views and concerns of both the Scottish Environment Protection Agency (SEPA) and Scottish Natural Heritage (SNH) to safeguard Natura sites.

As a result of the consultation responses received from both SEPA and SNH the following statements have been prepared to provide mitigation for potential impacts that Local Plan proposals may have on Natura sites, and are referred to by reference number in the site assessments that follow:

- 9.1 General Policy 7 – Waste Water Treatment establishes the principle of private foul water discharging to land rather than water which will minimise the potential adverse impact on the water environment and the potential physical, direct, adverse effect of loch/sea outfalls.
- 9.2 General Policy 7 – Waste Water Treatment also establishes the principle of a mains sewerage solution wherever possible and feasible. The environmental impact of pollution to marine Natura sites will be minimised by this strengthened requirement.
- 9.3 Increasing physical buffers between Plan boundaries and allocations and Natura sites will help minimise impacts. Similarly allocating land downslope of Natura sites will minimise the drainage impact of development.
- 9.4 The Plan's strengthening of flood risk and surface water drainage management requirements should reduce storm water overflow incidents which have the potential to cause pollution to the water environment.

- 9.5 Open Space policies will safeguard land from development even within settlements which will minimise impacts on any adjacent Natura interests.
- 9.6 Where appropriate, new development proposals may be required to carry out an otter survey and any other appropriate surveys to ensure no significant effect on qualifying features caused by disturbance, pollution or any other impact. Policy 11 – Protected Species – states “where there is good reason to believe that a protected species is present on site or may be affected by a proposed development, we will require a survey to be carried out to establish any such presence before determining the application”. Ensure Environmental Report, Environmental Survey, Environmental Impact Assessment, Strategic Environmental Assessment and Appropriate Assessment are carried out where required.
- 9.7 Policy G2 – Design for Sustainability states that “proposed developments will be assessed” on a number of different criteria, including, the way they “demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environment and in making use of appropriate materials”.
- 9.8 Developer requirements for management of woodland and woodland set-backs should reduce the risk of invasion by non-native species.

After carrying out the following assessments detailed below and after making the relevant policy modifications (Section 5 of the report) to ensure Natura sites are safeguarded by Local Plan and Structure Plan policies, it can be concluded that proposals within the West Highland and Islands Local Plan will have no likely significant cumulative impacts.

Appropriate Assessment on Special Area of Conservation (SAC): Ardgour Pinewoods

ABOUT THE SAC

Description of Natura Site and Location:

Ardgour Pinewoods complex includes the principal **Caledonian forest** areas of northern Ardgour, including Cona Glen, Doire Mór, and Loch Shiel Woodlands. These represent the South West Zone. The pinewoods of this zone are considered to be genetically distinct from that elsewhere in Scotland. However, their origins are believed to be similar to those of the North West Zone, in that the woods may have recolonised from pinewood remnants that survived the Ice Age on the then west coast of Scotland. The pinewoods in this complex are the largest, most intact and most diverse remnants of semi-natural pinewood in their biochemical region. There is a rich flora of oceanic mosses and liverworts (including the nationally scarce *Cephalozia catenulata* and *Plagiochila carringtonii*) and a notable invertebrate fauna, including the rare beetle *Boletophagus reticulatus* and the rare chequered skipper butterfly *Carterocephalus palaemon*.

(Ref:

<http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0013091>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats

- Alder woodland on floodplains.
- Caledonian forest.

The site overlaps with Loch Shiel Special Protection Area

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
16/08/2002	<i>Alder woodland on floodplains</i>	<i>Broad-leaved, mixed and yew woodland</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
16/08/2002	<i>Caledonian forest</i>	<i>Coniferous woodland</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Glenfinnan SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Disturbance to pinewoods.

Mitigation (See mitigation measures): Ensure any new development safeguards the existing pinewoods and ensures there is no significant impact on the SAC site.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Glenfinnan OS

Location in relation to SAC site: Site lies immediately adjacent to SAC site.

Potential Impact: Open Space sites identified as maintaining and protecting the existing value of the land.

Mitigation (See Mitigation Measures): Ensure Open Space areas are safeguarded through policy.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation. Existing policy safeguards the existing value of the land. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Ascrib, Isay & Dunvegan

ABOUT THE SAC

Description of Natura Site and Location:

The complex of skerries, islets, undisturbed mainland shores and offshore islands in north-west Skye consistently support a breeding colony of the **common seal *Phoca vitulina***. The site represents one of the larger discrete colonies of common seals in the UK, holding around 2% of the UK population.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/species.asp?FeatureIntCode=S1365>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Common seal (*Phoca Vitulina*).

Regulation 33(2), of *The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)*, gives SNH a statutory responsibility to advise other relevant authorities as to the conservation objectives for marine SACs in Scotland, and any operations which may cause deterioration of natural habitats or the habitats of species, or disturbance of species for which the site has been designated.

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact
06/08/2004	<i>Common seal (Phoca vitulina)</i>	<i>Mammals (marine)</i>	Favourable maintained	<ul style="list-style-type: none"> • Grosse pollution • Oil spills • Pile driving activities • Coastal disturbance • Pollution & disturbance to food source (fish) • Direct disturbance of habitats. • Disturbance from Construction

LOCAL PLAN PROPOSALS

Local Plan Proposal: Colbost & Totaig SDA

Location in relation to SAC site: SDA lies adjacent SAC site.

Potential Impact: Development within the SDA may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required.

Mitigation (See mitigation measures): There is an existing buffer that provides sufficient protection to the Natura site.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Dunvegan, Kilmuir & Lonemore SDA

Location in relation to SAC site: SDA lies immediately adjacent SAC site.

Potential Impact: Development within the SDA may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required.

Mitigation (See mitigation measures): Existing Local Plan policies safeguard and protect the Natura site.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA but reduce to north west of settlement to exclude native screen woodland. Add objective to reference Loch Dunvegan SAC. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Skinidin SDA

Location in relation to SAC site: SDA lies adjacent SAC site.

Potential Impact: Development within the SDA may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required.

Mitigation (See mitigation measures): There is an existing buffer that provides sufficient protection to the Natura site.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Dunvegan MU2 – Above Dunvegan House.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required.

Mitigation (See mitigation measures): Existing Local Plan policies safeguard and protect the Natura sites. Developer will be expected to provide exceptional design and woodland retention management.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation but reduce to exclude land close to listed church. Amend developer requirement for woodland management/retention. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Dunvegan MU3 – Adjoining Dunvegan Pier.

Location in relation to SAC site: Site lies immediately adjacent to SAC site.

Potential Impact: Pile driving activities may disturb the seals and indeed the food source (fish) due to the intense sound. Potential harbour and ferry terminals create the issue of disturbance, pollution and sedimentation along the coast with subsequent consequences.

Residual Impact: Adverse effect on the integrity of the European site.

Mitigation (See mitigation measures): Developer will be required to carry out an appropriate assessment and environmental impact assessment which will need to show there will be no likely significant impact before any development proposals are approved. Ensure development proposals accord with the requirements and policies set out in the development plan.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation and amend developer requirements to add reference to SAC site, requirement for an otter survey and to make any development dependent upon no adverse impact on Natura site integrity. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Dunvegan MU4 – South of Dunvegan House.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required.

Mitigation (See mitigation measures): Ensure development proposals accord with the requirements and policies set out in the development plan. Preparation of an appropriate

assessment will be required if there is likely to be potential impacts, providing detailed mitigation measures for any likely significant impacts. Developer expected to provide exceptional design quality).

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Ben Nevis

ABOUT THE SAC

Description of Natura Site and Location:

With the exception of Beinn Dearg and the Loch Maree Complex in the north, Ben Nevis has the most extensive development of **Siliceous alpine and boreal grassland** in the western Highlands. On the summit plateau of Aonach Mór U10 *Carex bigelowii* – *Racomitrium lanuginosum* moss-heath occurs as the highest extensive stand in the UK. The normal dominant *Racomitrium lanuginosum* is in part replaced on Aonach Mór by *R. canescens* (*sensu lato*), which provides affinities with the vegetation of Iceland and Jan Mayen. The *R. canescens* is associated with open, wind-blown sandy areas where there is active erosion and deposition of sand caused by the exceptionally high altitude and exposure. Other wind-eroded areas among *Carex* – *Racomitrium* moss-heath may be colonised by three-leaved rush *Juncus trifidus*, and the national rarity curved wood-rush *Luzula arcuata*. Frequent arctic-alpines in the *Carex* – *Racomitrium* moss-heath include least willow *Salix herbacea*, spiked wood-rush *Luzula spicata*, *J. trifidus* and moss campion *Silene acaulis*. U7 *Nardus stricta* – *Carex bigelowii* grass-heath is extensive and occurs mostly in corries and in hollows on ridges where snow lies late. U8 *Carex bigelowii* – *Polytrichum alpinum* sedge-heath occurs on the higher summits where snow lies late in hollows and is more abundant on this site than on any other site in the western Highlands. These communities are associated with some of the most extensive moss-dominated late-lie snow beds (U11 *Polytrichum sexangulare* – *Kiaeria starkei* and U12 *Salix herbacea* – *Racomitrium heterostichum* snow-beds) outside of the Cairngorms.

With Beinn Dearg, Ben Nevis represents high-altitude sub-types of **Alpine and subalpine calcareous grasslands** in the western Scottish Highlands. The site contains moderately extensive areas of both CG12 *Festuca ovina* – *Alchemilla alpina* – *Silene acaulis* dwarf-herb community and CG14 *Dryas octopetala* – *Silene acaulis* ledge community. There is a moderately rich arctic-alpine flora including alpine mouse-ear *Cerastium alpinum*, arctic mouse-ear *Cerastium arcticum*, rock sedge *Carex rupestris*, hair sedge *C. capillaris*, mossy saxifrage *Saxifraga hypnoides* and alpine meadow-rue *Thalictrum alpinum*. There are relatively low grazing levels on the northern slopes of Ben Nevis, enabling the high-altitude *Dryas* heath community to survive on the open hillside, rather than being restricted to inaccessible ledges.

Ben Nevis is representative of high altitude **siliceous scree** in the north-west Scottish Highlands. The site contains extensive screes of quartzite and granite, with the most extensive known development in the UK of snow-bed screes with parsley fern *Cryptogramma crispa*, alpine lady-fern *Athyrium distentifolium* and other ferns (U18). The screes found in the site are diverse, with a range of characteristic species. There is an abundance of acid rock-loving species in high-altitude glacial troughs, corries and on summit ridges. These include a number of montane bryophytes and arctic-alpine vascular plants, such as curved wood-rush *Luzula arcuata*, wavy meadow-grass *Poa flexuosa*, hare's-foot sedge *Carex lachenalii*, alpine tufted hair-grass *Deschampsia alpina*, starwort mouse-ear *Cerastium cerastoides*, alpine speedwell *Veronica alpina* and Highland saxifrage *Saxifraga rivularis*.

Within the Ben Nevis site limestone occurs up to high altitude, notably on Aonach Beag, and this is one of the richest areas outside of the Breadalbane range and Caenlochan for arctic-alpines of calcareous rocks. **Calcareous rocky slopes with chasmophytic vegetation** are well-represented and Ben Nevis is notable for populations of a number of very rare species which are associated with calcareous outcrops of rock faces in high gullies. These include tufted saxifrage *Saxifraga cespitosa*, drooping saxifrage *S. cernua* and Highland saxifrage *S. rivularis*. Other national rarities of rock outcrops include glaucous meadow-grass *Poa glauca*, alpine meadow-grass *Poa alpina*, arctic mouse-ear *Cerastium arcticum* and alpine saxifrage *Saxifraga nivalis*. Other arctic-alpines represented include rose-root *Sedum rosea*, alpine scurvygrass *Cochlearia pyrenaica* ssp. *alpina*, mountain sorrel *Oxyria digyna*, holly fern *Polystichum lonchitis*, mossy saxifrage *Saxifraga hypnoides* and purple saxifrage *S. oppositifolia*.

Ben Nevis is representative of high-altitude **Siliceous rocky slopes with chasmophytic vegetation** in north-west Scotland. Crevice communities occur extensively on acidic crags up to a very high altitude and have a diverse flora, with characteristic examples of the commoner arctic-alpine species. The site also supports a number of rare species, including hare's-foot sedge *Carex lachenalii*, spiked wood-rush *Luzula spicata* and alpine speedwell *Veronica alpina*.

(Ref: <http://www.jncc.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0012956>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats

- Acidic scree.
- Alpine and subalpine calcareous grasslands.
- Alpine and subalpine heaths.
- Base-rich scree.
- Blanket bog.
- Caledonian forest.
- Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels.
- Dry heaths.
- High-altitude plant communities associated with areas of water seepage.
- Montane acid grasslands.
- Mountain willow scrub.
- Plants in crevices on acid rocks.
- Plants in crevices on base-rich rocks.
- Species-rich grassland with mat-grass in upland areas.
- Tall herb communities.
- Western acidic oak woodland.
- Wet heathland with cross-leaved heath.

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
13/06/2001	<i>Western acidic oak woodland</i>	<i>Broad-leaved, mixed and yew woodland</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
13/07/2001	<i>Caledonian forest</i>	<i>Coniferous woodland</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
08/08/2002	<i>Alpine and subalpine calcareous grasslands</i>	<i>Montane habitats</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
31/05/2003	<i>Wet heathland with cross-leaved heath</i>	<i>Dwarf shrub heath (Upland)</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
31/05/2003	<i>Dry heaths</i>	<i>Dwarf shrub heath (Upland)</i>	Unfavourable Recovering	Destruction of habitat and disturbance through construction methods.
31/05/2003	<i>Blanket bog</i>	<i>Bogs (Upland)</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
01/09/2003	<i>Mountain willow scrub</i>	<i>Montane habitats</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
28/09/2003	<i>Species-rich grassland with mat-grass in upland areas</i>	<i>Calcareous grassland (Upland)</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
28/09/2003	<i>Acidic scree</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
28/09/2003	<i>Base-rich scree</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
28/09/2003	<i>Montane acid grasslands</i>	<i>Montane habitats</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
30/09/2003	<i>High-altitude plant communities associated with areas of</i>	<i>Fen, marsh and swamp (Upland)</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.

30/09/2003	<i>water seepage</i> <i>Tall herb communities</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
30/09/2003	<i>Plants in crevices in base-rich rocks</i>	<i>Inland rock</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
30/09/2003	<i>Alpine and subalpine heaths</i>	<i>Montane habitats</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
30/09/2003	<i>Plants in crevices on acid rocks</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
26/08/2004	<i>Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels</i>	<i>Standing open water and canals</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Fort William SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of pollution and disturbance through construction and additional services and facilities required.

Mitigation (See Mitigation Measures): Buffer to SAC and interests are upslope of sites/allocations.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Fort William MU16 - Claggan-Achintee (Expansion).

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of pollution and disturbance through construction and additional services and facilities required.

Mitigation (See Mitigation Measures): Site boundary and capacity reduction.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: Site deleted as post Examination modification.

Local Plan Proposal: Fort William B6 - Glen Nevis Industrial Estate.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of pollution and disturbance through construction and additional services and facilities required.

Mitigation (See Mitigation Measures): Separation buffer.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section **5. Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Site merged with allocation to north as post Examination modification. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Claish Moss & Kentra Moss

ABOUT THE SAC

Description of Natura Site and Location:

Claish Moss lies along the southern shore of Loch Shiel, while neighbouring Kentra Moss opens into Kentra Bay. They are representative of a highly oceanic **blanket bog** type found on the north-west coast of Scotland. These are two of the only three known 'eccentric' mires in Britain and are selected because of the rarity of this bog form. 'Eccentric' bogs are characterised by spectacular surface patterns and are similar in structure to types more commonly found in central Scandinavia, generally as raised bog. The development of this type is very unusual in a blanket bog landscape and is of special interest. The species composition is very rich, with 14 *Sphagnum* species having been found on the site, including *Sphagnum imbricatum* and *S. pulchrum*. Other species, such as the liverwort *Pleurozia purpurea* and brown beak-sedge *Rhynchospora fusca*, reflect the strong oceanic influence on the site. Transitions to saltmarsh are a notable feature of Kentra Moss.

(Ref:

<http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUcode=UK0019771>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats

- Blanket Bog
- Depressions on peat substrates.

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
11/12/2000	<i>Blanket Bog</i>	<i>Bogs (Upland)</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
11/12/2000	<i>Depression on peat substrates</i>	<i>Bogs (Upland)</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Acharacle SDA

Location in relation to SAC site: SDA lies immediately adjacent to SPA site.

Potential Impact: Development within the SDA may result in the loss of habitats due to construction methods, the creation of additional noise, disturbance and pollution. Surface water from any development may result in flooding of bogs and/or nutrient rich water having a significant impact on the site.

Mitigation (See mitigation measures): Rocky outcrop between the moss and SDA will help protect the hydrology of the moss from work within the SDA.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section **5. Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Protection Area (SPA): Cuillins

ABOUT THE SPA

Description of Natura Site and Location:

The Cuillins SPA is located on the island of Skye in the northern Inner Hebrides of west Scotland. It is a large, predominantly upland site rising from sea level to over 900 m. It encompasses a diverse range of habitats including heather moorland, rough grassland, blanket bog, coastal woodland, freshwater lochs and lochans, conifer plantations, montane heaths and exposed rock and scree. The mountains of the Cuillins extend in an irregular semi-circle, some ten kilometres in length, with a series of narrow summit ridges, deeply cut corries and massive cliffs and screes. Above 400 m altitude, the well-drained slopes support grasslands or species-poor heaths. The lower slopes are covered by various different types of bog and fen communities. Most of the site is grazed by sheep and Red Deer *Cervus elaphus*. More intensive cattle and sheep farming takes place in Glen Drynoch, an area of semi-intensified grassland with high grazing levels, and Glen Brittle. The site is of European importance for its breeding population of Golden Eagle *Aquila chrysaetos*, holding one of the highest-density populations in Britain with an unusually high breeding productivity for a west coast population. Golden Eagles nest, roost, display and hunt throughout the site, from the hilltops to the coastal margins at sea level. Each pair may have more than one eyrie, and these are located on cliffs and ledges throughout the site. Birds also hunt outside the SPA on adjacent agricultural land. The site has a long history of occupancy (presence and productivity have been monitored for at least 19 years) and is important in maintaining the species' European range.

(Ref: <http://www.jncc.gov.uk/default.aspx?page=1890>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objective:

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Golden eagle (*Aquila chrysaetos*)

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
No Entry	Golden eagle (<i>Aquila chrysaetos</i>), breeding	Birds – aggregations of breeding birds	Favourable maintained	<ul style="list-style-type: none"> • Impact on Flight paths • Disturbance to food source (Rabbits) • Direct disturbance of habitats. • Disturbance from Construction

LOCAL PLAN PROPOSALS**Local Plan Proposal:** Luib SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Disturbance to Golden Eagle flight paths and food source (rabbits).

Mitigation (See mitigation measures): Flight data of Golden Eagles (*Unpublished SNH report: Golden Eagle diet and prey availability within the Cuillins SPA*) in the Cuillins SPA area confirms there is no likely significant impact as Eagles do not fly within the SDA area.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No significant adverse residual impact as a result of this decision.

Local Plan Proposal: Sconser East SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Disturbance to Golden Eagle flight paths and food source (rabbits).

Mitigation (See mitigation measures): Flight data of Golden Eagles (*Unpublished SNH report: Golden Eagle diet and prey availability within the Cuillins SPA*) in the Cuillins SPA area confirms there is no likely significant impact as Eagles do not fly within the SDA area.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Satran SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Disturbance to Golden Eagle flight paths and food source (rabbits).

Mitigation (See mitigation measures): Flight data of Golden Eagles (*Unpublished SNH report: Golden Eagle diet and prey availability within the Cuillins SPA*) in the Cuillins SPA area confirms there is no likely significant impact as Eagles do not fly within the SDA area.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Drynoch SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Disturbance to Golden Eagle flight paths and food source (rabbits).

Mitigation (See mitigation measures): Flight data of Golden Eagles (*Unpublished SNH report: Golden Eagle diet and prey availability within the Cuillins SPA*) in the Cuillins SPA area confirms there is no likely significant impact as Eagles do not fly within the SDA area.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and enlarge SDA to include poorer agricultural land and reduce to exclude SPA at East end. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Sconser West SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Disturbance to Golden Eagle flight paths and food source (rabbits).

Mitigation (See mitigation measures): Flight data of Golden Eagles (*Unpublished SNH report: Golden Eagle diet and prey availability within the Cuillins SPA*) in the Cuillins SPA area confirms there is no likely significant impact as Eagles do not fly within the SDA area.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and reduce SDA to exclude SPA. Add objective to reference NSA. Natural heritage designations should be referenced and safeguarded. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Torrin SDA

Location in relation to SAC site: Part of the SAC site lies within the North West of the SDA designation.

Potential Impact: Development within the SDA may result in the loss of species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Disturbance to Golden Eagle flight paths and food source (rabbits).

Residual Impact: Adverse effect on the integrity of the European site.

Mitigation (See mitigation measures): Flight data of Golden Eagles (*Unpublished SNH report: Golden Eagle diet and prey availability within the Cuillins SPA*) in the Cuillins SPA area confirms there is no likely significant impact as Eagles do not fly within the SDA area.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and enlarge SDA to North West. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Kinloch & Kyleakin Hills

ABOUT THE SAC

Description of Natura Site and Location:

This is an extensive upland site on Torridonian Sandstone, where the lower slopes contain several areas of rocky woodland and wooded ravines varying from acidic oak–birch *Quercus–Betula* woodland, to base-rich ash–hazel *Fraxinus excelsior–Corylus avellana* woodland with a herb-rich ground flora. It includes the woodland at Leitre Fura, one of the few woods on Skye which is dominated by ash and wych elm *Ulmus glabra*. Many of the oak and ash trees within the component woods of this site are veterans and are now growing within an infilled wood pasture, which has regenerated as woodland. Several of the component woods support a very rich bryophyte flora, both as epiphytes and on the block scree within the wood, with an internationally important representation of oceanic species, especially in ravines deeply cut into the sandstone. The woods are also important for epiphytic lichens, with good examples of euoceanic communities.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUcode=UK0030176>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Alpine and subalpine heaths
- Blanket bog
- Dry heaths
- Mixed woodland on base-rich soils associated with rocky slopes
- Western acidic oak woodland
- Wet heathland with cross-leaved heath

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site

- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Otter

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
11/08/2004	<i>Otter (Lutra lutra)</i>	<i>Mammals</i>	Favourable Maintained	<ul style="list-style-type: none"> • Direct disturbance of habitats. • Loss of water, riparian and/pr wetland habitats. • Disturbance from Construction
19/10/2004	<i>Alpine and boreal heaths</i>	<i>Montane habitats</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
19/10/2004	<i>Dry heaths</i>	<i>Dwarf shrub heath (Upland)</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
19/10/2004	<i>Blanket bog</i>	<i>Bogs (Upland)</i>	Unfavourable Recovering	Peat extraction could result in destruction of habitat.
19/10/2004	<i>Wet heathland with cross-leaved heath</i>	<i>Dwarf shrub heath (Upland)</i>	Unfavourable Recovering	Destruction of habitat and disturbance through construction methods.
18/02/2005	<i>Mixed woodland on base-rich soils associated with rocky slopes</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
18/02/2005	<i>Western acidic oak woodland</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable Declining	Destruction of habitat and disturbance through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Kyclerhea SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC.

Potential Impact: Development within the SDA may result in the loss of habitats and/or species due to the creation of additional pollution and disturbance through construction and additional services and facilities required. Disturbance to otters. Movement of non-native species due to boundary lying immediately adjacent.

Mitigation (See mitigation measures): Preparation of an appropriate assessment will be required if there is likely to be potential impacts, providing detailed mitigation measures for any likely significant impacts. Allow no major developments and include developer requirement for any development proposal along the coastal sections of the SDA to carry out an otter survey.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Kinloch New Settlement Proposal

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats and/or species due to the creation of additional pollution and disturbance through construction and additional services and facilities required. Disturbance to otters. Movement of non-native species due to boundary lying immediately adjacent.

Mitigation (See mitigation measures): N/A

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to de-allocate site. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Lochs Duich, Long & Alsh Reefs

ABOUT THE SAC

Description of Natura Site and Location:

This site is an extensive area of extremely sheltered **reefs** within a system of fjordic sea lochs in north-west Scotland. There is considerable diversity within the site, with areas of sheltered sublittoral rock supporting unusual assemblages of encrusting sponges and solitary ascidians, and, on shallower reefs, tide-swept kelp forests influenced by brackish water. Loch Duich is particularly notable for its well-developed communities of brachiopods and sea anemones on sheltered bedrock. Characteristic species include the sea anemone *Protanthea simplex*, the fan-worm *Sabella pavonina*, and the brachiopods *Neocrania anomala* and *Terebratulina retusa*. The reefs in Kyle Rhea and Kyle Akin are subject to some of the strongest tidal streams in the UK, and the bedrock in Kyle Rhea supports rich communities typically dominated by the hydroids *Tubularia indivisa* and *Sertularia argentea*, the barnacle *Balanus crenatus*, anemones, sponges and ascidians. Tide-swept reefs also support unusually dense beds of the brittlestar *Ophiopholis aculeata*, an extremely rare feature in the UK. The sheltered reefs in Loch Long, the second most brackish of the large Scottish sea lochs, are unusual in that they are subject to variable salinities and support communities characterised by encrusting sponges and large numbers of ascidians, such as *Ascidia virginea*, *Boltenia echinata* and *Pyura squamulosa*.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUcode=UK0017077>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Reefs

Regulation 33(2), of *The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)*, gives SNH a statutory responsibility to advise other relevant authorities as to the conservation objectives for marine SACs in Scotland, and any operations which may cause deterioration of natural habitats or the habitats of species, or disturbance of species for which the site has been designated.

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
29/06/2004	Reefs	Inshore sublittoral rock (Marine)	Unfavourable declining	Destruction of habitat and disturbance through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Camuslongart SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Allt Nan Sugh SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Inverinate (West) SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the

creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. Amend developer requirements to maximise retention of coastal woodland/scrub. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Letterfearn SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. Amend objectives to reference SAC and preference for foul drainage to land. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Sallachy SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain but reduce SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Avernish – Nostie SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Kyle of Lochalsh SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Kyleakin I – Altnavaig Quarry

Location in relation to SAC site: Site lies immediately adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality. Proposals will only be supported if developers can demonstrate no adverse effect on the integrity of the adjoining Natura site.

Residual Impact: Adverse effect on the integrity of the European site.

Mitigation (See mitigation measures): Expansion or re-working of the quarry will require an appropriate assessment and an environmental impact assessment to be carried out. Ensure

drainage to land rather than water. Proposals will only be supported if developers can demonstrate no adverse effect on the integrity of the adjoining Natura site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation and amend boundary to reflect consented/operational area. Post Examination modification to make any development dependent upon no adverse impact on Natura site integrity. Add developer requirements for possible Environmental Assessment and Environmental Survey. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Dornie SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and reduce SDA. Amend developer requirements to secure either mains foul drainage or drainage to land. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Lower Ardelve SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Upper Ardelve SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Inverinate (East) SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. Amend developer requirements to maximise retention of coastal woodland/scrub. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Inverinate AH2 – Land next to Kintail Parish Church.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to Retain allocation but reduce capacity to 4 units. Add developer

requirement for pre-determination bat species/habitat survey. A significant reduction in the site boundary to concentrate development on frontage will address heritage and neighbour concerns. Construction disturbance can be minimised by appropriate planning consent conditions. No adverse effects on site integrity as a result of this decision. Site renumbered AH.

Local Plan Proposal: Inverinate AH1 – Field East of Primary School.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to de-allocate site due to access and heritage concerns. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Ratagan SDA

Location in relation to SAC site: SDA lies adjacent to SAC site

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA but exclude land to north west previously allocated for Business Use. Amend objectives to add additional heritage safeguards are appropriate. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Ratagan AH – Land West of Youth Hostel.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Ratagan B – Land to north of Ratagan House.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to de-allocate site. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Reraig SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Road provides enough of a buffer zone between SAC and SDA. Ensure drainage to land rather than water.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Reraig MU – East of Caravan Park.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could

have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation and decrease to 5 units. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Kyle of Lochalsh MU4 – Harbour.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality. Proposals will only be supported if developers can demonstrate no adverse effect on the integrity of the adjoining Natura site.

Mitigation (See mitigation measures): Any new development will require connection to public sewer. Proposals will only be supported if developers can demonstrate no adverse effect on the integrity of the adjoining Natura site.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation. Post Examination modification to make any development dependent upon no adverse impact on Natura site integrity. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Kyleakin SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water. Any new development will require connection to public sewer.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Kyleakin B2 – West of Harbour.

Location in relation to SAC site: Site lies adjacent to bay which runs into SAC site

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water. Any new development will require connection to public sewer.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Kyleakin AH2 – East of Playing Field.

Location in relation to SAC site: Site lies adjacent to bay which runs into SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water. Any new development will require connection to public sewer.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation but merge with adjacent allocations. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Kyleakin C – Land at Community Centre.

Location in relation to SAC site: Site lies adjacent to bay which runs into SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water. Any new development will require connection to public sewer.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation but re-allocate land to South of site for Long Term use. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Glen Bernera SDA

Location in relation to SAC site: Site lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Only public sewerage to have sea/loch outfalls.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain but reduce SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Broadford SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality.

Mitigation (See mitigation measures): Ensure drainage to land rather than water. Any new development will require connection to public sewer where possible.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Broadford MU5 – Airstrip.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential development of jetty, piers and fish farming could have a significant impact on the SAC site. In addition, any sewage discharge from new developments could lead to issues regarding water quality. Proposals will only be supported if developers

can demonstrate no adverse effect on the integrity of the adjoining Natura site.

Mitigation (See mitigation measures): Any new development will require a public sewerage solution. Proposals will only be supported if developers can demonstrate no adverse effect on the integrity of the adjoining Natura site.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Changes** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and reduce allocation to exclude shoreline SSSI. Add developer requirements for Environmental Assessment/Environmental Survey and reference to adjacent SSSI/ SAC. Post Examination modification to make any development dependent upon no adverse impact on Natura site integrity. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation: Loch Moidart & Loch Shiel Woods

ABOUT THE SAC

Description of Natura Site and Location:

This composite site comprises a series of sizeable woodlands around Loch Moidart and on the northern shores of Loch Shiel. Extensive oak *Quercus* spp. woodland occurs around Loch Moidart, which in places has a diverse flora due to outcrops of basic rock; there is also a rich Atlantic bryophyte and lichen flora. The woods fringing Loch Shiel are similar, but less disturbed by development. This complex is one of a number of sites representing the Mid-west Highlands Atlantic bryophyte zone.

(Ref:

<http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0030209>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site.
- Distribution of the habitat within site.
- Structure and function of the habitat.
- Processes supporting the habitat.
- Distribution of typical species of the habitat.
- Viability of typical species as components of the habitat.
- No significant disturbance of typical species of the habitat.

Qualifying Habitats

- Alder woodland on floodplains
- Intertidal mudflats and sandflats
- Mixed woodland on base-rich soils associated with rocky slopes.
- Western acidic oak woodland
-

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Otter

Regulation 33(2), of *The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)*, gives SNH a statutory responsibility to advise other relevant authorities as to the conservation objectives for marine SACs in Scotland, and any operations which may cause deterioration of natural habitats or the habitats of species, or disturbance of species for which the site has been designated.

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
18/11/2002	<i>Alder woodland on floodplains</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable Declining	Destruction of habitat and disturbance through construction methods.
28/11/2002	<i>Mixed woodland on base-rich soils associated with rocky slopes</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
02/12/2002	<i>Western acidic oak woodland</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
31/08/2003	<i>Intertidal mudflats and sandflats</i>	<i>Littoral sediment (Marine)</i>	Favourable Maintained	Disturbance to habitat through construction methods.
13/11/2004	<i>Otter (Lutra lutra)</i>	<i>Mammals</i>	Favourable Maintained	Direct disturbance of habitats. Loss of water, riparian and/or wetland habitats. Disturbance from Construction.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Kinlochmoidart SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site

Potential Impact: Development within the SDA may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Mudflats could be affected by discharges from developments. Otter holts/couches could potentially be close enough to be affected.

Mitigation (See mitigation measures): Ensure discharge to land rather than water. Ensure an otter survey is carried out for any new developments.

Residual Impact: *No adverse effect on the integrity of the Natura site.*

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Protection Area: Loch Shiel**ABOUT THE SPA****Description of Natura Site and Location:**

Loch Shiel is situated in Lochaber, between Moidart and Sunart in the western Highlands. It is a large, deep, sheltered, oligotrophic glacial freshwater loch with a maximum depth of 128 m. Emergent vegetation is virtually absent, but there are submerged macrophyte communities typical of oligotrophic waters, as well as a fairly varied littoral benthic fauna. The site is of importance as a traditional breeding locality for Black-throated Diver *Gavia arctica*.

(Ref: <http://www.jncc.gov.uk/default.aspx?page=1886>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):**Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Black-throated diver (*Gavia arctica*)

This site overlaps with Ardgour Pinewoods Special Area of Conservation and Clais Moss and Kentra Moss Special Area of Conservation

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
31/07/2003	<i>Black-throated diver (Gavia arctica), breeding</i>	<i>Birds – aggregations of breeding birds</i>	Unfavourable declining	<ul style="list-style-type: none"> • Disturbance to Flight Paths. • Direct disturbance of habitats. • Disturbance from Construction.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Glenfinnan SDA

Location in relation to SAC site: SDA lies immediately adjacent to SPA site.

Potential Impact: Development within the SDA may result in the loss of habitats due to construction methods, the creation of additional noise, disturbance and pollution.

Mitigation (See mitigation measures): Flight paths are far enough away from site, unlikely to have a significant impact.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Glenfinnan OS

Location in relation to SAC site: Site lies immediately adjacent to SPA site.

Potential Impact: Open Space sites identified as maintaining and protecting the existing value of the land.

Mitigation (See Mitigation Measures): Ensure Open Space areas are safeguarded through policy.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision taken to retain designation. Existing policy safeguards the existing value of the land. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Acharacle SDA

Location in relation to SAC site: SDA lies immediately adjacent to SPA site.

Potential Impact: Development within the SDA may result in the loss of habitats due to construction methods, the creation of additional noise, disturbance and pollution.

Mitigation (See mitigation measures): Flight paths are far enough away from site, unlikely to have a significant impact.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Acharacle MU2 – Between Blain Quarry/ Mingarry.

Location in relation to SAC site: Site lies adjacent to SPA site.

Potential Impact: Development could result in species loss through construction. Potential impacts arising from construction include; construction noise, disturbance and water contamination.

Mitigation (See mitigation measures): Flight paths are far enough away from site, unlikely to have a significant impact.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation. Add developer requirement to address slope stability and flood risk constraints. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Mingarry SDA

Location in relation to SAC site: SDA lies in close proximity to SPA site.

Potential Impact: Development within the SDA could result in species loss through construction. Potential impacts arising from construction include; construction noise, disturbance and water contamination.

Mitigation (See mitigation measures): Flight paths are far enough away from site, unlikely to have a significant impact.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain but reduce SDA. Add objectives to protect mature trees and to secure acceptable foul drainage provision. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Acharacle OS

Location in relation to SAC site: Site lies adjacent to SPA site.

Potential Impact: Open Space sites identified as maintaining and protecting the existing value of the land.

Mitigation (See mitigation measures): Sufficient buffer between SPA and designation. Flight paths are far enough away from site, unlikely to have a significant impact.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain designation. Existing policy safeguards the existing value of the land. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Morvern Woods

ABOUT THE SAC

Description of Natura Site and Location:

The woods in this complex of predominantly coastal sites contain important stands of **Tilio-Acerion forests** on basalt, representing the extreme north-western end of the range of variation of the habitat in the UK. The complex contains a variety of manifestations of the habitat, ranging from low stunted hazel *Corylus avellana*-dominated woods at Drimnin to extensive ash *Fraxinus excelsior*-dominated stands on the coastal scree and gorges at Inninmore. The lichen and bryophyte flora is outstanding with many Atlantic bryophyte species recorded, and these are the richest woods in Lochaber for vascular plants.

Morvern Woods complex comprises five woodland areas located on the Morvern Peninsula in the south-west Highlands. The site contains important stands of **old sessile oak woods** in both inland and exposed coastal locations. The woods are developed on predominantly acid soils and are dominated by oak with birch *Betula* spp. Ash *Fraxinus excelsior*, wych elm *Ulmus glabra* and hazel *Corylus avellana* are present where there are more base-rich soils. The steep sea cliffs and deeply incised ravines of Garbh Shlios are difficult to access and are largely undisturbed. The lichen and bryophyte flora of the complex is outstanding, and the vascular plant flora is also extremely rich. Several highly oceanic species, such as hay-scented buckler fern *Dryopteris aemula* and Tunbridge filmy fern *Hymenophyllum tunbrigense*, are present.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0030217>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives:

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Mixed woodland on base-rich soils associated with rocky slopes.
- Western acidic oak woodland.

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site.

- Distribution of the species within site.
- Distribution and extent of habitats supporting the species.
- Structure, function and supporting processes of habitats supporting the species.
- No significant disturbance of the species.

Qualifying Species

- Otter

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
05/11/2002	<i>Mixed woodland on base-rich soils associated with rocky slopes.</i>	<i>Broad-leaved, mixed and yew woodland</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
05/11/2002	<i>Western acidic oak woodland</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
05/11/2004	<i>Otter (Lutra lutra)</i>	<i>Mammals</i>	Favourable Maintained	<ul style="list-style-type: none"> • Direct disturbance of habitats. • Loss of water, riparian and/pr wetland habitats. • Disturbance from Construction

LOCAL PLAN PROPOSALS

Local Plan Proposal: Lochaline SDA

Location in relation to SAC site: SDA lies adjacent to Loch Aline which flows adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Development may result in the disturbance of otters.

Mitigation (See mitigation measures): Ensure an otter survey is carried out for any new developments and any development is not within the 250m safeguard zone of the loch.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Drimnin / Bunavullin SDA

Location in relation to SAC site: SDA lies adjacent to SAC site

Potential Impact: Development within the SDA may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Development may result in the disturbance of otters.

Mitigation (See mitigation measures): Ensure development set back from woodland edge.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA but amend in vicinity of pier. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Onich to North Ballachullish Woods

ABOUT THE SAC

Description of Natura Site and Location:

Onich to North Ballachullish Woods extends from sea level to over 400 metres above sea level and incorporates woodland on north-, south- and west-facing slopes on a variety of different rock types. The site's varying physical features have resulted in the development of a diverse mixture of vegetation types. **Old sessile oak woods** are best-developed on the lower parts of the south-facing slopes. The woods are very variable in species composition, with four oak–birch *Quercus–Betula* NVC woodland types represented. The woods comprise a mix of downy birch *Betula pubescens*, rowan *Sorbus aucuparia*, sessile oak *Quercus petraea*, hazel *Corylus avellana*, holly *Ilex aquifolium* and ash *Fraxinus excelsior* in differing proportions. The ground flora is equally variable, ranging from predominantly grassy, with sweet vernal-grass *Anthoxanthum odoratum* and wavy hair-grass *Deschampsia flexuosa* particularly abundant, to heathy, dominated by heather *Calluna vulgaris* and bilberry *Vaccinium myrtillus*, or mossy, with species such as *Dicranum majus*, *Rhytidiadelphus loreus* and *Hylocomium splendens* forming deep mats. The woods also support a well-developed epiphytic *Lobarion* lichen flora and a rich assemblage of bryophytes, including a particularly good representation of both oceanic and calcicolous species. Some of the bryophytes, such as *Bazzania trilobata*, *Plagiochila killarniensis* and *Ptilium crista-castrensis* are nationally uncommon. Natural regeneration and expansion of the habitat is occurring around the wood's current margins. There are transitions to the Annex I habitat **H9180 *Tilio-acerion* forests on slopes, screes and ravines**, and also from woodland to heath and mire habitats. The mammalian fauna includes pine marten *Martes martes*, red squirrel *Sciurus vulgaris* and badger *Meles meles*.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUcode=UK0030344>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Base-rich fens
- Mixed woodland on base-rich soils associated with rocky slopes
- Western acidic oak woodland

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
27/10/2004	<i>Mixed woodland on base-rich soils associated with rocky slopes</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable Declining	Destruction of habitat and disturbance through construction methods.
27/10/2004	<i>Western acidic oak woodland</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable Declining	Destruction of habitat and disturbance through construction methods.
24/11/2004	<i>Calcium-rich springwater-fed fens</i>	<i>Fen, marsh and swamp (Upland)</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Onich SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Invasion of non-native species into the SAC site due to adjacent boundaries.

Mitigation (See mitigation measures): Objective to reference adjacent SAC.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Onich H1- Former garage/ adjacent ground.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Invasion of non-native species into the SAC site due to adjacent boundaries.

Mitigation (See mitigation measures): Objective to reference adjacent SAC.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this

report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision taken to retain and enlarge to North as far as SAC boundary. Add to developer requirements for possible flood risk assessment. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Inchree SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA will result in the loss of habitats through construction and additional services and facilities required. Leakage of non-native species into the SAC site due to adjacent boundaries. There is potential for mitigation woodland development in areas that do not currently support woodland processes. SNH has been involved in agreeing the development footprint of the SDA and have concluded that there will be no Adverse Effect on Site Integrity.

Mitigation (See mitigation measures): Objective to minimise encroachment on SAC

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain but reduce SDA to give greater set back from SAC. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Inchree H2 – South of the River Righ.

Location in relation to SAC site: Site lies immediately adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Leakage of non-native species into the SAC site due to adjacent boundaries.

Mitigation (See mitigation measures): Developer requirement for impact minimisation and reinstatement.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to delete allocation. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Inchree OS

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Open Space sites identified as maintaining and protecting the existing value of the land.

Mitigation (See mitigation measures): Ensure Open Space areas are safeguarded through policy.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain designation. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): River Moidart**ABOUT THE SAC****Description of Natura Site and Location:**

Freshwater pearl mussels *Margaritifera margaritifera* are plentiful in the Moidart, from Loch nan Lochan downstream. The highest mussel densities of 20–30 m² occur in the middle to upper sections of the river. The Moidart is one of the few rivers where, in addition to an abundant adult mussel population, there is evidence of juvenile recruitment.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0012994>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):**Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site.
- Distribution of the species within site.
- Distribution and extent of habitats supporting the species.
- Structure, function and supporting processes of habitats supporting the species.
- Distribution and viability of the species' host species.
- Structure, function and supporting processes of habitats supporting the species' host species.

Qualifying Species

- Freshwater pearl mussel

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
03/09/1998	<i>Freshwater pearl mussel (Margaritifera margaritifera)</i>	<i>Other invertebrates</i>	Unfavourable no change	<p>Direct disturbance of habitats. Disturbance from construction, access and recreation.</p> <p>Increased siltation of watercourses especially during construction.</p> <p>Discharges/changes in water quality.</p> <p>Abstraction from river system resulting in lower flows.</p>

LOCAL PLAN PROPOSALS

Local Plan Proposal: Kinlochmoidart SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Mudflats could be affected by discharges. Otter holts/couches could potentially be close enough to be affected. Water quality may be affected by development activities which could have an impact on protected freshwater pearl mussel.

Mitigation (See mitigation measures): Ensure drainage to land rather than water.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Rum

ABOUT THE SAC

Description of Natura Site and Location:

The mountainous terrain of the island of Rum off the west coast of Scotland supports waterbodies typical of **oligotrophic to mesotrophic standing waters**. The lochs in this site are classified as Type 2 or 3 and can be extremely oligotrophic with a low species diversity. However, some coastal lochs exhibit a strong maritime influence and, as a consequence, support a greater diversity and abundance of macrophytes. The three major rock types on the island, Torridonian sandstone and ultrabasic and granitic igneous rocks, influence the trophic status of the lochs. The site contains several species of note including awlwort *Subularia aquatica*, floating bur-reed *Sparganium angustifolium* and common reed *Phragmites australis*. The remote location of the island and its National Nature Reserve status means that the lochs have not been subject to significant unnatural change.

Rum, on the west coast of Scotland, contains dystrophic lochans formed mainly at mid-altitude in areas of upland **7130 Blanket bogs** and **4010 Northern Atlantic wet heaths with *Erica tetralix*** over Torridonian sandstone. The impoverished aquatic flora is typical of this habitat type and includes bulbous rush *Juncus bulbosus* and bogbean *Menyanthes trifoliata*. The dystrophic lochans vary in size but are typically relatively small unnamed waters that are highly acidic and have a range of substrates, from boulders to organic mud or peat. Their small size and remote location has helped to protect the lochans from any significant unnatural change.

Rum, in the Inner Hebrides, has an extensive development of the black bog-rush *Schoenus nigricans*-rich form of **northern Atlantic wet heaths** that is restricted to western Scotland. It is extensive on slopes which are underlain by ultra-basic rocks, and shows the development of *Schoenus* in response to mild base-rich flushing. The *Schoenus*-rich form has affinities to the strongly-flushed *Carex panicea* sub-community of M15 *Scirpus cespitosus* – *Erica tetralix* wet heath, and shows some similarities to the *Schoenus*-rich heaths of the Lizard district, which are also on ultra-basic rocks. Other more typical western forms of wet heath with abundant deergrass *Trichophorum cespitosum* and purple moor-grass *Molinia caerulea* are also represented.

Rum has examples of **European dry heaths** typical of the Inner Hebrides but is particularly noted for the presence of species-rich heath on base-rich soils. A large extent of the local, species-rich form of H10 *Calluna vulgaris* – *Erica cinerea* heath, *Thymus praecox* – *Carex pulicaris* sub-community (H10d), occurs on steep, southerly-facing slopes on ultra-basic rocks. The associated flora includes a number of northern and arctic-alpine species, such as mountain everlasting *Antennaria dioica*, viviparous sheep's-fescue *Festuca vivipara*, alpine meadow-rue *Thalictrum alpinum*, alpine bistort *Persicaria vivipara* and alpine saw-wort *Saussurea alpina*. The associated invertebrate fauna contains large populations of rare and local burnet moths. This northern form of species-rich heath complements that on Great Orme's Head in Wales, which has a species-rich heath of a much more southern floristic character, overlying limestone. Other kinds of dry heath on Rum are typical of north-west Scotland. They include species-poor H10 *Calluna* – *Erica* heath and H21 *Calluna* – *Vaccinium* – *Sphagnum* heath, including some of the Atlantic bryophyte-rich forms of the latter.

Rum is one of the best sites in the UK for open rocky Calaminarian vegetation characterised by the presence of arctic sandwort *Arenaria norvegica* ssp. *norvegica* and northern rock-cress *Arabis petraea*, similar to that on Keen of Hamar. The habitat, which represents **Calaminarian grasslands of the *Violetalia calaminariae***, is developed on rocky areas of debris and erosion terraces on the peridotite of Ruinsival eastwards towards Sgurr nan Gillean. *A. norvegica* is the rare ultramafic species represented, while other uncommon basiphiles include purple saxifrage *Saxifraga oppositifolia*, mossy cyphel *Minuartia sedoides* and moss campion *Silene acaulis*. This is one of the most maritime-influenced sites of the series and the maritime species sea campion *Silene uniflora*, sea plantain *Plantago maritima* and thrift *Armeria maritima* are especially frequent.

Rum is one of five sites on the oceanic west coast of Scotland representing low- to moderately high-altitude oceanic sub-types of **species-rich *Nardus* grasslands**. This site is characteristic of the communities found to the north and west of the range. Extensive herb-rich grasslands have developed below cliffs of ultra-basic rocks along the coast. The grasslands occur from near sea level to about 750 m. Both CG10 *Festuca ovina* – *Agrostis capillaris* – *Thymus praecox* grassland and CG11 *Festuca ovina* – *Agrostis capillaris* – *Alchemilla alpina* grassland are well-represented. The stands are more scattered and more varied ecologically than on the basalt sites elsewhere in Scotland, but overall the flora is similar. Many uncommon but characteristic species are present, including mountain everlasting *Antennaria dioica*, bitter-vetch *Lathyrus linifolius*, milkwort *Polygala vulgaris*, field gentian *Gentianella campestris*, small-white orchid *Pseudorchis albida*, pale sedge *Carex pallescens* and lousewort *Pedicularis sylvatica*. Arctic-alpine and northern species include alpine bistort *Persicaria vivipara*, alpine meadow-rue *Thalictrum alpinum*, alpine lady's mantle *Alchemilla alpina* and viviparous sheep's-fescue *Festuca vivipara*. There is a range of transitions to maritime grassland, calcareous grasslands, herb-rich **4030 European dry heaths** and open communities on ultra-basic rocks.

Rum is representative of mildly **calcareous and calcshist screes** up to moderately high altitude in oceanic western Scotland. Rum has screes of various types, some of which are relatively small areas composed of ultra-basic rocks. Gravelly screes are widespread and unusual in supporting Scottish asphodel *Tofieldia pusilla*, which is usually associated with fens. Associated species include mountain everlasting *Antennaria dioica*, moss campion *Silene acaulis*, mossy cyphel *Minuartia sedoides*, thrift *Armeria maritima*, sea plantain *Plantago maritima* and purple saxifrage *Saxifraga oppositifolia*. Other species found in scree of larger rock fragments include northern rock-cress *Arabis petraea*, alpine penny-cress *Thlaspi caerulescens*, mountain sorrel *Oxyria digyna* and stone bramble *Rubus saxatilis*. Many ferns such as hay-scented buckler-fern *Dryopteris aemula*, northern buckler-fern *D. expansa* and male-fern *D. filix-mas* find a refuge from grazing animals in scree. Also there is a rich community of lower plants.

(Ref: <http://www.jncc.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0012594>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats

- Acid peat stained lakes and ponds.
- Acidic scree.
- Alpine and subalpine heaths.
- Base-rich fens.
- Base-rich scree.
- Blanket bog.

- Clearwater lakes or lochs with aquatic vegetation and poor to moderate nutrient levels.
- Depressions on peat substrates.
- Dry Heaths.
- Grasslands on soils rich in heavy metals.
- Plants in crevices on acid rocks.
- Plants in crevices on base-rich rocks.
- Species-rich grassland with mat-grass in upland areas.
- Tall herb communities.
- Vegetated sea cliffs
- Wet heathland with cross-leaved heath.

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site.
- Distribution of the species within site.
- Distribution and extent of habitats supporting the species.
- Structure, function and supporting processes of habitats supporting the species.
- No significant disturbance of the species.

Qualifying Species

- Otter

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
30/07/2002	<i>Vegetated sea cliffs</i>	<i>Supralittoral rock (Coast)</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
31/08/2004	<i>Clearwater lakes or lochs with aquatic vegetation and poor to moderate nutrient levels.</i>	<i>Standing open water and canals</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
01/09/2004	<i>Acid peat stained lakes and ponds.</i>	<i>Standing open water and canals</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
06/09/2004	<i>Otter (Lutra lutra)</i>	<i>Mammals</i>	Favourable Maintained	<ul style="list-style-type: none"> • Direct disturbance of habitats. • Loss of water, riparian and/pr wetland habitats. • Disturbance from Construction.

29/09/2004	<i>Tall herb communities.</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
29/09/2004	<i>Base-rich scree.</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
01/10/2004	<i>Plants in crevices on base-rich rocks.</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
01/10/2004	<i>Base-rich fens.</i>	<i>Fen, marsh and swamp (Upland)</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
01/10/2004	<i>Acidic scree.</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
02/10/2004	<i>Grasslands on soils rich in heavy metals.</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
02/10/2004	<i>Blanket bog.</i>	<i>Bogs (Upland)</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
02/10/2004	<i>Plants in crevices on acid rocks.</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
02/10/2004	<i>Depressions on peat substrates.</i>	<i>Bogs (Upland)</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
24/11/2004	<i>Alpine and subalpine heaths.</i>	<i>Montane habitats</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
24/11/2004	<i>Wet heathland with cross-leaved heath.</i>	<i>Dwarf shrub heath (Upland)</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
24/11/2004	<i>Dry Heaths.</i>	<i>Dwarf shrub heath (Upland)</i>	Unfavourable Recovering	Destruction of habitat and disturbance through construction methods.
24/11/2004	<i>Species-rich grassland with mat-grass in upland areas.</i>	<i>Calcareous grassland (Upland)</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.

LOCAL PLAN PROPOSALS

Local Plan (Deposit Draft 2008) Proposal: Rum SDA

Location in relation to SAC site: SDA immediately adjacent to SAC site.

Potential Impact: Development will result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Development may result in the disturbance of otters.

Mitigation (See mitigation measures): Add objectives to protect the integrity of and secure exceptional siting and design within the NSA and to protect the integrity of the SSSI, SPA and SAC

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section **5. Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain the SDA. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Sound of Arisaig (Loch Allort to Loch Traigh)

ABOUT THE SAC

Description of Natura Site and Location:

The Sound of Arisaig is representative of sublittoral **sandbanks** on the west coast of Scotland. It is sheltered, with low turbidity, and has an unusually high diversity of sublittoral sediment habitats within a relatively small area. These range from very soft mud and muddy sands in Loch Ailort and the deeper parts of its entrance to coarse, clean shell-sand in the more exposed parts of the site. This site is particularly significant in that it supports some of the most extensive beds of maerl in the UK. These maerl beds have very rich associated communities that include several rare and scarce species, such as the alga *Gloiosiphonia capillaris* and the hydroid *Halecium plumosum*. Eelgrass *Zostera marina* is found on shallow sand in outer Loch Ailort. In the more sheltered conditions in inner Loch Ailort muddy sand occurs, supporting large populations of the echiuran worm *Amalosoma eddystonense*, a nationally scarce species. The Sound of Arisaig supports species with predominantly southern distributions, such as the sipunculan worm *Sipunculus nudus*, and those with predominantly northern distributions, such as the starfish *Luidia sarsi*. The site is an important part of the transition from southern to northern communities that occurs along the coast of the UK.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUcode=UK0019802>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitat (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitat that the following are maintained in the long term:

- Extent of the habitat on site.
- Distribution of the habitat within site.
- Structure and function of the habitat.
- Processes supporting the habitat.
- Distribution of typical species of the habitat.
- Viability of typical species of the habitat.

Qualifying Habitat:

- Sub-tidal sandbanks.

Regulation 33(2), of *The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)*, gives SNH a statutory responsibility to advise other relevant authorities as to the conservation objectives for marine SACs in Scotland, and any operations which may cause deterioration of natural habitats or the habitats of species, or disturbance of species for which the site has been designated.

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
14/09/2003	<i>Subtidal sandbanks</i>	<i>Inshore sublittoral sediment (marine)</i>	Favourable Maintained	Disturbance to habitat through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Genuig SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Sewage discharges to protected sandbanks.

Mitigation (See mitigation measure): Add objective to ensure drainage to land rather than water.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to enlarge the SDA boundary to the East to include the shop and land adjacent and to the South West to follow the walled crofting boundary. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Roshven SDA

Location in relation to SAC site: SDA lies close to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Sewage discharges to protected sandbanks.

Mitigation (See mitigation measures): Add objective to ensure drainage to land rather than water.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

SDA retained but reduced. Set back from SAC increased. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Genuig MU1-Quarry

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats due to the creation of

additional noise, pollution and disturbance through construction and additional services and facilities required. Development may cause an increase in outfall and could have an impact on the protected sandbanks.

Residual Impact: Adverse effect on the integrity of the European site

Mitigation (See mitigation measures): Add objective to Glenuig SDA to ensure discharge to land rather than water.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Strath

ABOUT THE SAC

Description of Natura Site and Location:

Strath on the Island of Skye includes two lime-rich lochs (Loch Cill Chrìosd and Loch Lonachan) situated over predominantly limestone bedrock. The surroundings encompass the most extensive exposure of Durness limestone in Britain, though there are also areas covered by acidic drift. The component lochs represent high-quality hard-water, oligotrophic habitat with water clear to the bottom of the lochs at 4 m depth. The excellent water clarity is reflected by the presence of long-stalked pondweed *Potamogeton praelongus*. Characteristic of hard-water waterbodies, both lochs support stoneworts *Chara* spp. Other plants of note include the rare pipewort *Eriocaulon aquaticum* in Loch Cill Chrìosd and six-stamened waterwort *Elatine hexandra* in Loch Lonachan. In addition, Loch Cill Chrìosd and its environs support 34 species of molluscs, three of which occur at their most northerly known locations in Europe.

Strath is one of four sites representing low-altitude **Alpine and subalpine calcareous grasslands** in north-west Scotland. Although the areas of CG13 *Dryas octopetala* – *Carex flacca* heath on this site are relatively small, they occur widely wherever there are outcrops of Dalradian Durness limestone from near sea level up to around 250 m. This habitat type is part of a complex mosaic with other Annex I habitat types on the limestone, **8240 Limestone pavements** and **8210 Calcareous rocky slopes with chasmophytic vegetation**. The site contains a diverse range of characteristic species, including wild thyme *Thymus polytrichus*, ribwort plantain *Plantago lanceolata*, purging flax *Linum catharticum*, spring sedge *Carex caryophyllea* and common bird's-foot-trefoil *Lotus corniculatus*. A sub-type of the *Dryas* heath containing the calcifuge dwarf shrubs crowberry *Empetrum nigrum* and bearberry *Arctostaphylos uva-ursi* is well-developed. Rarer species include dark-red helleborine *Epipactis atrorubens* and alpine bistort *Persicaria vivipara*. Unusually, there are transitions to one of the most floristically-rich areas of **8240 Limestone pavements** in Scotland.

Strath represents low-altitude **Calcareous rocky slopes with chasmophytic vegetation** in northern Scotland. This is one of the few sites in this area with a markedly calcareous chasmophytic flora, associated with outcrops of Dalradian Durness limestone. The crevice flora is moderately well-developed but is less extensive and diverse than those at higher altitudes. There are only a few rare arctic-alpine species, including rock sedge *Carex rupestris* and alpine cinquefoil *Potentilla crantzii*. However, the communities contain an unusual assemblage of species characteristic of both a northern and a more southerly distribution. Northern species include dark-red helleborine *Epipactis atrorubens*, green spleenwort *Asplenium viride* and holly-fern *Polystichum lonchitis*, while southern species include hart's-tongue *Phyllitis scolopendrium*.

Strath is one of four sites representing **Limestone pavements** on Cambro–Ordovician Durness limestone in north-west Scotland. It is the most extensive and floristically rich limestone pavement in Scotland and represents a more maritime variant of the habitat type. The pavements are found at a range of altitudes from close to sea level up to 280 m. There is a maritime influence across the whole site. Some of the species on this site, including tutsan *Hypericum androsaemum*, dark-red helleborine *Epipactis atrorubens*, herb-Paris *Paris quadrifolia*, burnet rose *Rosa pimpinellifolia*, stone bramble *Rubus saxatilis*, wood-sage *Teucrium scorodonia* and black spleenwort *Asplenium adiantum-nigrum*, are more southern species, characteristic of Morecambe Bay Pavements near the coast. Indeed, one pavement supports the characteristic southern scrub woodland of hazel *Corylus avellana*. Other characteristic species, such as melancholy thistle *Cirsium heterophyllum*, globeflower *Trollius europaeus* and mountain avens *Dryas octopetala*, are distinctly northern. Perhaps as a result of their more northerly latitude, vernal species such as ramsons *Allium ursinum*, wood anemone *Anemone nemorosa*, primrose *Primula vulgaris* and common dog-violet *Viola riviniana* are more common here than in southern coastal pavements.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0012785>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):**Conservation Objectives**

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Alpine and subalpine calcareous grasslands
- Base-rich fens
- Calcium-rich nutrient-poor lakes, lochs and pools
- Hard-water springs depositing lime
- Limestone pavements
- Mixed woodland on base-rich soils associated with rocky slopes
- Plants in crevices on base-rich rocks
- Wet heathland with cross-leaved heath

The site overlaps with Cuillins Special Protection Area.

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
26/06/2001	<i>Mixed woodland on base-rich soils associated with rocky slopes</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable Declining	Destruction of habitat and disturbance through construction methods.
19/06/2004	<i>Wet heathland with cross-leaved heath</i>	<i>Dwarf shrub heath (Upland)</i>	Favourable Maintained	Destruction of habitats through construction methods.
19/06/2004	<i>Hard-water springs depositing lime</i>	<i>Fen, marsh and swamp (Upland)</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
19/06/2004	<i>Plants in crevices in base-rich rocks</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitats through construction methods.
19/06/2004	<i>Limestone pavements</i>	<i>Inland rock</i>	Unfavourable No change	Destruction of habitats through construction methods.
19/06/2004	<i>Calcium-rich springwater-fed fens</i>	<i>Fen, marsh and swamp (Upland)</i>	Favourable Maintained	Destruction of habitats through construction methods.
19/06/2004	<i>Alpine and subalpine calcareous grasslands</i>	<i>Montane habitats</i>	Unfavourable No change	Destruction of habitat and disturbance through construction methods.
11/08/2004	<i>Calcium-rich nutrient-poor lakes, lochs and pools</i>	<i>Standing open water and canals</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Torrin SDA

Location in relation to SAC site: SAC lies immediately adjacent the SDA and part of the SAC site lies within the designated SDA boundary.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential seepage of non-native species from adjacent gardens into the SAC site.

Mitigation (See mitigation measures): Exclude SAC area from SDA boundary ensuring there are no areas of limestone pavement within the designation.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and enlarge to north and also to cut SDA to exclude SAC on north west margin. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Broadford SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required.

Mitigation (See mitigation measures): There is an existing buffer that provides sufficient protection to the Natura site.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and enlarge to include shoreside plot at Lower Harrapool and at 9 Scullamus. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Sunart

ABOUT THE SAC

Description of Natura Site and Location:

Sunart on the west coast of Scotland contains the richest complex of Atlantic bryophyte-rich **old sessile oak woods** in the UK and is representative of the mid-west Highlands bryophyte zone. The site is also characterised by one of the UK's most extensive areas of ancient semi-natural woodland, much of which is oak-dominated. However, the woodland canopy is varied, with areas of birch *Betula* spp., ash *Fraxinus excelsior* and hazel *Corylus avellana*, and alder *Alnus glutinosa* on wet ground. Typically, oak-dominated woodland on lower slopes gives way to birch woodland at higher altitudes, and uninterrupted transitions to marine habitats are found along the shore, a rare situation in British woodlands. The woods support a rich fern flora and an impressive range of lichens, including well-developed lungwort *Lobarion* spp. communities and many rarities. The rare chequered skipper butterfly *Carterocephalus palaemon* has a strong population within these woods.

Sunart supports a relatively high density of **otter *Lutra lutra***. Records show that the site has supported consistently strong populations, indicating that the habitat is suitable for the species. The site is representative of coastal otter populations on the west coast of Scotland, which is a stronghold for the species. The otters mainly forage in the extensive wrack and kelp beds that occur throughout shallow areas of Loch Sunart and which serve as habitat for important prey species. Over 1400 otter holts, typically in areas of dense vegetation and rock boulder cover, have been recorded in the terrestrial areas bordering the edge of the loch and on the main islands. There is also a large influx of freshwater from numerous streams and rivers around the site which are important to the otter for washing.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUcode=UK0019803>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):

Conservation Objectives

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Dry heaths
- Mixed woodland on base-rich soils associated with rocky slopes
- Reefs
- Western acidic oak woodland
- Wet heathland with cross-leaved heath

To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained

and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

Qualifying Species:

- Otter

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
26/10/2001	<i>Western acid oak woodland</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable recovering	Destruction of habitat and disturbance through construction methods.
26/10/2001	<i>Mixed woodland on base-rich soils associated with rocky slopes</i>	<i>Broad-leaved, mixed and yew woodland</i>	Unfavourable recovering	Destruction of habitat and disturbance through construction methods.
10/09/2004	<i>Otter (Lutra lutra)</i>	<i>Mammals</i>	Favourable maintained	<ul style="list-style-type: none"> • Direct disturbance of habitats. • Loss of water, riparian and/pr wetland habitats. • Disturbance from Construction
24/11/2004	<i>Wet heathland with cross-leaved heath.</i>	<i>Dwarf shrub heath (Upland)</i>	Unfavourable no change	Destruction of habitat and disturbance through construction methods.
24/11/2004	<i>Dry heaths</i>	<i>Dwarf shrub heath (Upland)</i>	Unfavourable no change	Destruction of habitat and disturbance through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: Glenborrodale SDA

Location in relation to SAC site: Part of the SDA is located within the boundary of Sunart SAC.

Potential Impact: Development within the SDA may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Potential seepage of non-native species from adjacent gardens into the SAC site.

Mitigation (See mitigation measures): Only public sewerage to have sea/loch outfalls. Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Include objectives to avoid direct impact on and disturbance to otter holts and oak woodland. Possible otter survey requirement.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and enlarge SDA to include land at the jetty and east of the school but limit to SAC. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Strontian OS

Location in relation to SAC site: Site lies immediately adjacent to SAC site.

Potential Impact: Open Space sites identified as maintaining and protecting the existing value of the land.

Mitigation (See mitigation measures): Ensure Open Space areas are safeguarded through policy.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain designation. Existing policy safeguards the existing value of the land. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Strontian SDA

Location in relation to SAC site: SDA lies immediately adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required.

Mitigation (See mitigation measures): Only public sewerage to have sea/loch outfalls. Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Include objectives to avoid direct impact on and disturbance to otter holts and oak woodland. Possible otter survey requirement.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and enlarge SDA at Drimnatorran. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Strontian MU2 – Former Hotel

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Sewage and drainage issues.

Mitigation (See mitigation measures): Covered by new SDA objectives.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to de-allocate site. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Strontian B1 – Drimnatorran (west).

Location in relation to SAC site: Site lies adjacent to Strontian River which runs into SAC site.

Potential Impact: Development may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Sewage and drainage issues.

Residual Impact: Adverse effect on the integrity of the European site.

Mitigation (See mitigation measures): Covered by new SDA objectives.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain allocation. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Strontian MU1 – Drimnatorran (north-west).

Location in relation to SAC site: Site lies adjacent to Strontian River which runs into SAC site.

Potential Impact: Development may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Sewage and drainage issues.

Mitigation (See mitigation measures): Covered by new SDA objectives.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this

report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain but change use from Mixed Use to Housing. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Glenborrodale H1 – School/ Adjoining Land.

Location in relation to SAC site: Site lies adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Sewage and drainage issues.

Mitigation (See mitigation measures): Covered by new SDA objectives.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Salen MU – Jetty

Location in relation to SAC site: Site lies immediately adjacent to SAC site.

Potential Impact: Development may result in the loss of habitats and/or species due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required. Sewage and drainage issues.

Mitigation (See mitigation measures): Only public sewerage to have sea/loch outfalls. Ensure drainage to land rather than water to prevent further proliferation of private outfalls. Include objectives to avoid direct impact on and disturbance to otter holts and oak woodland. Possible otter survey requirement.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development. No adverse effects on site integrity as a result of this decision.

Decision was taken to introduce as new allocation. No adverse effects on site integrity as a result of this decision.

Appropriate Assessment on Special Area of Conservation (SAC): Trotternish Ridge

ABOUT THE SAC

Description of Natura Site and Location:

Trotternish Ridge is one of five sites on the oceanic west coast of Scotland representing **species-rich *Nardus* grasslands**. It is the most northerly site and is more upland in character than the other sites selected. Trotternish Ridge has the most extensive tracts of **species-rich *Nardus* grasslands** in the UK. These occur along the length of an extensive basalt escarpment. Both CG10 *Festuca ovina* – *Agrostis capillaris* – *Thymus praecox* grassland and CG11 *Festuca ovina* – *Agrostis capillaris* – *Alchemilla alpina* grassland are well-represented, mainly occurring as drier forms on well-drained slopes. Overall the grasslands are rich in both vascular plants and bryophytes, though heavy grazing on the slopes may be limiting species-richness. The flora is enriched by arctic-alpines, including sibbaldia *Sibbaldia procumbens*, the lady's-mantle *Alchemilla wichurae*, mossy saxifrage *Saxifraga hypnoides* and cyphel *Minuartia sedoides*. The grasslands are notable for their bryophyte flora, which includes Atlantic species such as *Scapania gracilis*, *Racomitrium ellipticum*, *Breutelia chrysocoma* and *Plagiochila spinulosa*, occurring with calcicole mosses such as *Aulacomnium turgidum* and *Schistidium apocarpum*.

Trotternish Ridge is representative of mildly **calcareous and calcshist screes** at moderately high altitude in the oceanic west of Scotland. Although there is a mixture of scree types on the site, the calcareous screes are relatively restricted in extent. However, the mildly calcareous screes that are present have a rich flora, including northern rock-cress *Arabis petraea*, mountain sorrel *Oxyria digyna*, moss campion *Silene acaulis*, alpine lady's-mantle *Alchemilla alpina*, stone bramble *Rubus saxatilis*, lesser clubmoss *Selaginella selaginoides*, the oceanic mosses *Campylopus setifolius*, *Ulota phyllantha* and *Racomitrium ellipticum*, and liverworts *Plagiochila carringtonii* and *Lepidozia pearsonii*. There is a rich fern flora, including green spleenwort *Asplenium viride*, scaly male-fern *Dryopteris affinis* and holly-fern *Polystichum lonchitis*. Flushed scree and the similar stony fell-field are habitats for the rare Iceland-purslane *Koenigia islandica*, growing with spiked wood-rush *Luzula spicata* and the montane liverwort *Anthelia juratzkana*.

Trotternish is representative of **Calcareous rocky slopes with chasmophytic vegetation** in north-west Scotland. There are extensive basalt cliffs, on which calcareous outcrops occur locally at moderately high altitude, higher than on the comparable site, Strath. These outcrops support characteristic crevice-dwelling plants. Of particular interest are the ferns green spleenwort *Asplenium viride*, brittle bladder-fern *Cystopteris fragilis* and holly-fern *Polystichum lonchitis*, and various calcicolous mosses. There is a moderately rich flora of arctic-alpine calcicoles, including glaucous meadow-grass *Poa glauca*, alpine meadow-grass *Poa alpina*, hoary whitlowgrass *Draba incana* and alpine saxifrage *Saxifraga nivalis*. The oceanic bryophyte flora associated with this habitat type is thought to be among the richest in the SAC series and includes the liverworts *Colura calyptrifolia*, *Harpalejeunea ovata*, *Herbertus stramineus* and *Plagiochila spinulosa*.

(Ref: <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUcode=UK0012863>)

Conservation Objectives and Qualifying Interest (Species/ Habitats):**Conservation Objectives**

To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Alpine and subalpine calcareous grasslands
- Base-rich scree
- Dry heaths
- High-altitude plant communities associated with areas of water seepage
- Montane acid grasslands
- Plants in crevices on base-rich rocks
- Species-rich grassland with mat-grass in upland areas
- Tall herb communities

Site Condition:

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
31/08/2002	<i>Montane acid grasslands</i>	<i>Montane habitats</i>	Unfavourable Declining	Destruction of habitat and disturbance through construction methods.
30/09/2002	<i>Species-rich grassland with mat-grass in upland areas</i>	<i>Calcareous grassland (Upland)</i>	Unfavourable Declining	Destruction of habitats through construction methods.
30/09/2002	<i>Plants in crevices in base-rich rocks</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitats through construction methods.
30/09/2002	<i>Alpine and subalpine calcareous grasslands</i>	<i>Montane habitats</i>	Unfavourable Declining	Destruction of habitat and disturbance through construction methods.

SNH site condition:				
Visit Date	Feature Category	Feature Description	Condition	Likely significant impact (Sensitivity)
30/09/2002	<i>High-altitude plant communities associated with areas of water seepage</i>	<i>Fen, marsh and swamp (Upland)</i>	Favourable Maintained	Destruction of habitat and disturbance through construction methods.
30/09/2002	<i>Tall herb communities</i>	<i>Inland rock</i>	Favourable Maintained	Destruction of habitats through construction methods.
25/04/2003	<i>Dry heaths</i>	<i>Dwarf shrub heath (Upland)</i>	Unfavourable Declining	Destruction of habitat and disturbance through construction methods.
24/08/2003	<i>Base-rich scree</i>	<i>Inland rock</i>	Unfavourable No change	Destruction of habitats through construction methods.

LOCAL PLAN PROPOSALS

Local Plan Proposal: An Dig, Glas-Pheighinn and Steinnseall SDA

Location in relation to SAC site: SDA lies adjacent to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required.

Mitigation (See mitigation measures): SAC site lies sufficient distance upslope from SDA.

Residual Impact: No adverse effect on the integrity of the Natura site.

Action Taken: As previously mentioned in section 5. **Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain SDA. No adverse effects on site integrity as a result of this decision.

Local Plan Proposal: Dunans SDA

Location in relation to SAC site: SDA lies in close proximity to SAC site.

Potential Impact: Development within the SDA may result in the loss of habitats due to the creation of additional noise, pollution and disturbance through construction and additional services and facilities required.

Mitigation (See mitigation measures): SAC site lies sufficient distance upslope from SDA.

Residual Impact: No residual adverse effect on the integrity of the European site.

Action Taken: As previously mentioned in section **5. Proposed Policy Modifications** of this report the Local Plan policies have been amended to safeguard Natura sites and the potential impact of development.

Decision was taken to retain and enlarge SDA to west. Amend objectives to reference SSSI and need to safeguard above ground geological features. No adverse effects on site integrity as a result of this decision.