

APPENDIX 1: RELEVANT DOCUMENTS FOR SUTHERLAND

This appendix does not include a list of all plans/programmes/policies/advice, but does list those of direct relevance to the SEA of the Local Plan.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
International Tier		
EC Directive on the assessment of the effects of certain plans and programmes on the environment. Strategic Environmental Assessment (SEA) Directive (2001/42/EC)	<p>The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.</p> <p>Aims to identify and mitigate significant environment effects arising from certain plans and programmes.</p>	<p>The Directive requires that an SEA be carried out on every Local Plan and an Environmental Report produced.</p>
Kyoto Protocol (1998)	<p>United Nations international treaty on climate change. The Protocol entered into force in February 2005. Developed countries that have ratified the Protocol are committed to reducing their emissions of greenhouse gases.</p> <p>Commitment signed by 38 countries (plus the EU) to introduce legally binding targets to limit or reduce greenhouse gas emissions by at least 5% of 1990 levels in the period 2008-2012.</p> <p>The UK has committed to an 8% reduction.</p>	<p>The Local Plan will take account of targets reducing CO2 emissions and consider measures to reduce the need to travel and promote more sustainable and active forms of transport.</p>
European Climate Change Programme (2005)	<p>The European Commission's main instrument to discuss and prepare the further development of the European Union's climate policy.</p> <p>To identify and develop all the necessary elements on an EU strategy to deliver the EU Kyoto Protocol commitment to reduce greenhouse gas emissions to 8% below 1990 levels by 2008-2012.</p>	<p>The Local Plan should promote choice and raise awareness of the need for change; encourage the development of renewables, and aim to reduce the need to travel. The Council will promote active and public transport, and housing site allocations will mostly be located in existing settlements to make use of existing facilities and services in order to reduce CO2 transport related emissions.</p>

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<p>EC Directive establishing a framework for Community action in the Field of Water Policy</p> <p>Water Framework Directive (2000/60/EC)</p>	<p>The Water Framework Directive is designed to integrate the way we manage water bodies across Europe. It aims to protect and enhance our water environment, promote sustainable water consumption, reduce water pollution and lessen the effects of floods and droughts.</p>	<p>The Strategic Environment Assessment of each site will identify whether the area is at risk from coastal or fluvial flooding according to the SEPA 1 in 200 year flood map contours. In terms of conserving water the Local Plan will make reference to the guidance in The Council's Designing for Sustainability in the Highlands.</p>
<p>EU Environmental Noise Directive (2002/49/EC)</p>	<p>The main aim of this Directive is to provide a common basis for tackling the noise problem across the EU. Provides a strategic approach to controlling environmental noise. It requires Strategic Noise Maps to be drawn along major roads, major railways and major airports. Action plans also have to be prepared to manage noise issues.</p>	<p>The Local Plan should take account of the implications of policies on noise levels. In terms of proposed new development and infrastructure the Plan should ensure that buffer zones are provided where noise may be an issue.</p>
<p>European Commission White Paper European Transport Policy for 2010 (2001)</p>	<p>Outlines what has been achieved to date at the EU and member state level, and what the key targets are for the future.</p> <p>Series of principles presented, including:</p> <ul style="list-style-type: none"> - Revitalise the railways - Improve quality in the road transport sector - Balance growth in air transport and the environment - Improve road safety - Policy on effective road charging - Develop high quality urban transport - Develop medium and long term environmental objectives for a sustainable transport system. 	<p>The Local Plan is being developed within the framework for transport provided at the EU level and will take account of the principles detailed within this document.</p>

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EU Waste Framework Directive (75/442/EEC)	Along with subsequent Directives, this Directive aims to create an integrated approach to waste management in order to reduce waste production. It requires all necessary measures to be taken to ensure that waste is recovered or disposed of without harming human health.	The Local Plan should reflect the need to reduce the overall amount of waste that is produced within the area, as well as the need to sustainably dispose of waste that is produced. The Plan will allocate land for recycling facilities where applicable.
The Johannesburg Declaration on Sustainable Development (2002)	Principles of international commitment to sustainable development reaffirmed. Aims to strengthen and improve Government at all levels to fulfil commitment to sustainable development.	The Local Plan will take into consideration the principles of sustainable development and seek to reflect these within the overarching objectives of the strategy and individual projects.
Agenda 21 (1992)	Agenda 21 underlines the growing awareness of the need to adopt a balanced and integrated approach to environment and development issues. Agenda 21 contains a broad range of qualitative objectives that relate to sustainable development. These include a requirement for countries to adopt integrated strategies to ensure compliance with legislation relating to sustainable development, to promote the use of renewable energy systems and to build public environmental awareness.	The Local Plan will reflect the principles of sustainable development, and will make reference to the Council's Renewable Energy Strategy and the development policy planning guidance – Planning for Sustainability in the Highlands.
EC Directive On Public Access to Environmental Information (2003/4/EC)	Enforces the right of the public to view environmental information held by public authorities.	The Highland Council is required to ensure that all environmental information relating to the Local Plan is made available to the general public.
The Lisbon Agenda Established 2000	A ten year European strategy designed to spur economic growth throughout the EU. Targets are wide ranging and ambitious. They include achieving 3% average economic growth, 70% employment and the creation of 20 million jobs across Europe by 2010.	Promoting innovation and regional investment in the Local Plan area can encourage economic growth in the region in alignment with the goals set out in the Lisbon Agenda.

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<p>UNECE Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters</p> <p>'The Aarhus Convention' Adopted June 1998</p>	<p>Acknowledges the need for public participation in environmental issues and grants the public rights to access to justice and information on the environment.</p>	<p>Public involvement in the formulation of the Local Plan should be actively facilitated. Consultations should incorporate the views and suggestions of local residents, business groups, council representatives and government.</p>
<p>The Convention on Biological Diversity (1992)</p>	<p>International commitment to maintaining the world's biodiversity.</p> <p>Three main goals established – the conservation of biological diversity; the sustainable use of its components and the fair and equitable sharing of the benefits from the use of genetic resources.</p> <p>Requirement for each country who has signed the declaration to develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity.</p>	<p>Adequate consideration of impacts affecting biodiversity with support for more detailed assessment at the local level where appropriate will be recommended.</p>
<p>European Protected Species, Development Sites and the Planning System, Interim guidance for local authorities on licensing arrangements (2001) (SNH)</p>	<p>This guidance clarifies the licensing arrangements which currently apply in cases where European protected species are present on any site which is the subject of a development proposal.</p>	<p>Any instances of protected European species should be highlighted in the Local Plan should they be within or affected by a proposed development site and proposals should be designed to avoid any impacts, failing which it will be necessary to satisfy licensing requirements.</p>
<p>The Convention on Wetlands of International Importance especially as Waterfowl Habitat 'The Ramsar Convention' Adopted February 1971</p>	<p>An international treaty that provides the framework for national and international co-operation for the conservation of wetlands primarily to provide a habitat for birds.</p>	<p>The Local Plan must recognise the legal status of any 'Ramsar' protected site and reflect its ecological importance in its biodiversity objectives.</p>

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SE Circular EU Habitats and Birds Directive (2000)	EU Nature conservation policy is based on two main pieces of legislation – the Birds Directive and the Habitats Directive. Its priorities are to create the European ecological network (of special areas of conservation) called NATURA 2000, and to integrate nature protection requirements into other EU policies such as agriculture, regional development and transport.	The Plan must not designate projects to be constructed in or affecting SACs or SPAs unless it is ascertained that there will not be an adverse effect on the integrity of the site, or else there are no alternative solutions and there are imperative reasons of overriding public interest. Where a priority habitat would be affected, planning consent can only be issued where reasons of 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.
EU Soil Thematic Strategy (Consultation stage)	The emerging Soil Strategy aims to reduce soil pollution, erosion, compaction and sealing of soil. It also aims to protect the role of soil in storing CO ₂ , avoiding water pollution and preserving biodiversity. Protection of the sustainable production of food and renewable resources is a further aim.	The Strategy highlights soil protection as an issue and implicates soil degradation as a forthcoming issue in relation to land use.
European Landscape Convention (2000)	Promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues.	The Local Plan identifies European designations as internationally important features to be protected.
UK National Tier		
SEA Good Practice Guidelines (ODPM) 2005	The guidelines are designed to assist practitioners responsible for plans and programmes requiring SEA, explain the role of the Environment Agency in the process and promote good practice approaches.	The Council will use these guidelines to inform how best to carry out an environmental assessment on qualifying plans and programmes.

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<p>Department for the Environment, Food and Rural Affairs (DEFRA) UK Climate Change Programme (2006)</p>	<p>The UK Government has identified climate change as the most serious environmental problem facing the world today and one that will inevitably become more serious in the short to medium term.</p> <p>This programme outlines the UK's contribution to the global response to climate change - to deliver the UK's commitment of a 12.5% reduction in greenhouse gas emissions from 1990 levels by 2008-2012. The programme sets out a strategic, far reaching package of policies and measures across all sectors of the economy to achieve the targets set. These are also designed to move the UK towards its domestic target of 20% reduction in 1990 levels of CO2 emissions by 2010.</p>	<p>It is imperative that the Local Plan directly addresses the issue and acknowledges the increased likelihood of flooding events and identifies ways that greenhouse gas emissions can be reduced. The Plan will take account of the UK wide emission reduction targets and consider measures which would positively contribute to these targets, for example reducing the need to travel and encouraging the use of more sustainable alternatives.</p>
<p>UK Energy White Paper Our Energy Future – Creating a Low Carbon Economy (2003)</p>	<p>Defines a long-term vision for energy policy combining environmental, security of supply, competitiveness and social goals.</p> <p>Four key goals within the White Paper</p> <ul style="list-style-type: none"> - to cut the UK's carbon dioxide emissions, the main contributor to global warming, by 60% by about 2050 with real progress by 2020; - To maintain the reliability of energy supplies; - To promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and - To ensure that every home is adequately and affordably heated. 	<p>The Local Plan should recognise the significance of energy consumption by the transport sector and the corresponding contribution to CO2 emissions. Where possible the Plan will seek to reduce the overall need to travel, and where travel is necessary the promotion of more sustainable options such as walking, cycling and rail will be promoted.</p>

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<p>Department for the Environment, Food and Rural Affairs (DEFRA) Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2000 – amended 2003)</p>	<p>Describes the plans drawn up by the Government and devolved administrations to improve and protect ambient air quality in the UK in the medium-term. Standards set for 8 main air pollutants of particular concern to human health:</p> <ul style="list-style-type: none"> - Benzene; - 1,3-butadiene; - Carbon Monoxide; - Lead; - Nitrogen Dioxide; - Ozone; - Particles (PM10); and - Sulphur Dioxide <p>Local authorities are charged with drawing up their own strategies to tackle the air quality objectives in their areas. Standards are to be achieved between 2003 and 2008. The standards are purely health based and objectives are to be derived from these, taking account practically, technical feasibility, and economic factors.</p>	<p>The Local Plan will have regard to the implications of different policies on air quality and promote measures which reduce the need to travel and encourage the development and uptake of more sustainable options. The Plan should seek to ensure that air pollution within the area is managed and where possible, steps are taken to alleviate air quality problems.</p>
<p>The Future of Air Transport (2003) White Paper</p>	<p>Sets out a strategic framework for the development of airport capacity in the UK over the next 30 years, against the wider context of the air transport sector. It does not itself authorise or preclude any particular development, but sets out a policy framework which will inform decisions on future planning applications, and against which the relevant public bodies, airport operators and airlines can plan ahead.</p>	<p>The Local Plan should take account of current and future air transport proposals and assess their potential contribution to the local economy, whilst taking full account of expansion plans and related environmental concerns.</p>

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Forestry Commission (2004) The UK Forestry Standard: The Government's Approach to Sustainable Forestry	The two central aims of the Standard are: - The sustainable management of our existing woods and forests; and - A steady expansion of tree cover to increase the many diverse benefits that forests provide.	The Local Plan will safeguard and improve areas of semi-natural and amenity woodland where appropriate.
Wildlife and Countryside Act (as amended)1981	This Act is the principle mechanism for the legislative protection of wildlife in Great Britain. The Local Plan will aim to protect designated areas and priority habitats from development influences.	There are a number of SSSIs in the Local Plan area. The Plan should recognise their statutory importance and strive to ensure they are adequately protected.
UK Biodiversity Action Plan (1994)	This was published in response to the Convention on Biological Diversity. The UK Biodiversity Action Plan (BAP) highlights a number of priority habitats and 382 species with associated action plans at the species, habitat and local level.	The Local Plan will take account of the priority habitats and species highlighted in the UK wide Action Plan and also those mentioned in the local biodiversity action plans.
UK Wild Mammals (Protection) Act 1996	Offers protection for rare wild mammals throughout the UK, including species such as red squirrels, bats and otters.	The Local Plan will make provision for incidents concerning wildlife conservation if protected species are discovered in areas designated for development.
UK The Protection of Badgers Act 1992	UK legislation offering specific protection to badgers and their setts. It is an offence to wilfully kill, injure or mistreat a badger. Their setts are also protected from obstruction, destruction, damage and, when active, disturbance. Any work within 30 metres of a badger sett may require a licence from SNH, and if destruction of the sett is unavoidable, a licence will definitely be required from SNH beforehand.	The site options within the Plan will be assessed to see if the presence of badgers is an issue. If this is the case, this fact will be highlighted in the Plan and any developer will be made aware through the developer requirements text that a licence from SNH will be required.
Scotland National Tier		

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The Environmental Assessment (Scotland) Act 2005	The Act ensures that during the preparation of a qualifying plan or programme, there will be the carrying out of an environmental assessment. The SEA process that should be followed by a responsible authority is also outlined.	The Council will follow the procedure outlined in the Act when carrying out an environment assessment on a plan or programme.
Scotland's Transport Future (2004) Transport White Paper	Sets out the vision for Scotland's transport future and the strategies and structures which will achieve this. The objectives of the White Paper are: <ul style="list-style-type: none"> - promote economic growth by building, enhancing, managing and maintaining transport services, infrastructure and networks to maximise their efficiency; - promote social inclusion by connecting remote and disadvantaged communities and increasing the accessibility of the transport network; - protect our environment and improve health by building and investing in public transport and other types of efficient and sustainable transport which minimise emissions and consumption of resources and energy; - improve safety of journeys by reducing accidents and enhancing the personal safety of pedestrians, drivers, passengers and staff 	Sustainable travel patterns within the Local Plan area will be promoted to support this policy. Emphasis the need to explore sustainable transport modes where possible – making particular relevance to haulage by road, rail and sea.

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<p>Scottish Executive et al (2005) Securing the Future The UK's shared framework for sustainable development</p>	<p>Sets out the guiding principles that have to be adhered to in order to achieve the goal of sustainable development. The following principles set out the framework for all sustainable development policy within the UK:</p> <ul style="list-style-type: none"> - Living within environmental limits - Ensuring a strong, healthy and just society - Achieving a sustainable economy - Promoting good governance - Using sound science responsibly 	<p>The Local Plan should adhere to the five principles in order that all policies are sustainable. The emphasis within the strategy is on balancing all aspects of sustainability, and this should be considered within the Plan.</p>
<p>Scottish Executive: Choosing Our Future Scotland's Sustainable Development Strategy (2005)</p>	<p>This document sets out the action that will be taken in Scotland to turn the shared priorities set out in the UK Framework for sustainable development into action. It has six key priorities; sustainable consumption and production, climate change and energy, natural resource protection and environmental enhancement, sustainable communities, learning to live differently and delivery.</p>	<p>The Local Plan will take account of objectives relating to sustainable development. Measures for reducing the need to travel and a shift to active and public transport will positively contribute to these indicators.</p>

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Changing Our Ways: Scotland's Climate Change Programme (2006)	<p>The Scottish Executive is committed to playing its full part to tackle climate change. Key elements of this programme are:</p> <ul style="list-style-type: none"> - presenting a vision for Scotland and how we are to move forward - quantifying Scotland's 'equitable contribution' in carbon terms - setting a Scottish target for carbon emission reductions - demonstrating Scotland's achievements so far - setting out new actions and future directions across the main sectors - responding to the inevitable consequences of climate change 	<p>The Local Plan will seek to reduce the need to travel by allocating sites within the main villages where existing facilities and services exist. The Council will also support active and public transport, and will highlight the need for the provision of locally important pedestrian and cycle paths.</p>
<p>Scottish Executive Environment Group (2005)</p> <p>Indicators of Sustainable Development for Scotland</p> <p>Progress Report</p>	<p>The report identifies a number of indicators of sustainable development and notes that the following indicators have moved in the wrong direction from the previous year, promoting the development of renewables and changing modes of travel to more sustainable options.</p>	<p>Progress report highlights that environmental resources are being degraded through lack of progress on indicators such as transport and renewable energy. The Local Plan will seek to address this.</p>
Land Reform (Scotland) Act 2003	<p>Part 1 of the Act introduces:</p> <ul style="list-style-type: none"> - statutory right of responsible access; - reciprocal obligation on owners to manage their land responsibly; - places a duty on local authorities to uphold access rights and to maintain core paths; <p>Part 2 introduces:</p> <ul style="list-style-type: none"> - community's right to buy <p>Part 3 introduces:</p> <ul style="list-style-type: none"> - crofting community right to buy 	<p>The Local Plan needs to be aware of community land ownership and liaise with communities in order to assess if there are any allocations that may be required for the community's benefit. The Plan will also take into account local paths that need to be maintained, improved and safeguarded from development.</p>

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Planning etc. (Scotland) Act 2006	The Act will provide a mechanism for the delivery of a modernised planning system. It takes forward the commitment in <i>A Partnership for a Better Scotland</i> to improve the planning system, to strengthen involvement of communities, speed up decisions, reflect local views better and allow quicker investment decisions.	Allows the Scottish Ministers to designate an area as a National Scenic Area by direction and to vary or revoke the designation. It also enables Ministers to issue guidance to which planning authorities must have regard. Further Development Plan Regulations are expected in early 2009.
Scottish Outdoor Access Code (2003)	The Scottish Outdoor Access Code, which aims to support the access provisions of the Land Reform Act, is based on three key principles: <ul style="list-style-type: none"> - respect the interests of other people - care for the environment - take responsibility for your own actions 	The Local Plan should contribute to the development of core path networks alongside the core path plan. The Plan will identify paths that are required or need to be maintained or safeguarded in relation to a development site.
Scottish Executive (2000) Rural Scotland : A New Approach	Provides strategic confirmation of key issues such as establishing National Parks, Land Reform Act (ownership and access), water quality, planning and farming and notes their contribution to environmental quality. The main environmental objectives are to maintain the quality and diversity of Scotland's natural and cultural heritage.	The Local Plan should endeavour to maintain and enhance water quality, and safeguard amenity woodland and important croft land in order to protect the local landscape and maintain the natural heritage of an area.

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<p>Scottish Executive (2006) Rural Development Programme for Scotland 2007-2013 The Strategic Plan</p>	<p>The consultation paper sets out key themes and priorities for the Rural Development Strategy for Scotland. The Strategy will guide the use of European Union Funds and other resources for rural development in the 2007-13 Scotland Rural Development Programme. The Strategy will form part of a UK National Strategy Plan which must be submitted to the European Commission. The three proposed themes for the strategy are:</p> <ul style="list-style-type: none"> - underpinning performance and quality in the agriculture food processing and forestry sectors - enhancing rural landscapes and the natural heritage - promoting a more diverse rural economy and thriving communities. 	<p>The three themes of the strategy support SEA objectives through the promotion of rural economic development and communities, natural heritage and landscape enhancement. The Local Plan will seek to improve facilities for local communities, whilst acknowledging the need to maintain the local landscape and will plan for maintaining the natural heritage of the region.</p>
<p>Scotland's Biodiversity (2004) It's In Your Hands A Strategy for the conservation and enhancement of biodiversity in Scotland</p>	<p>Vision: 'It's 2030: Scotland is recognised as a world leader in biodiversity conservation. Everyone is involved; everyone benefits. The nation is enriched'</p> <p>Objectives:</p> <ul style="list-style-type: none"> - conserve what we have - sustain healthy ecosystems - create networks and connections - engage more people - promote sustainable development <p>The strategy also underlines the need to promote understanding and appreciation of natural heritage.</p>	<p>Sets out the overall approach to biodiversity conservation and enhancement which the Local Plan should contribute towards.</p> <p>The Local Plan should identify key species and habitats, and give adequate consideration to the impacts affecting biodiversity with support for more detailed assessment at the local level where appropriate.</p>

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
SHEP1 Scottish Historic Environment Policy (2006 consultation) (HS)	This policy document sets out the Scottish Ministers' vision and strategic policies for the wider environment and provides greater policy direction for Historic Scotland. It offers a framework for more detailed strategic policies and operational policies that have a role and interest in managing the historic environment.	Careful consideration will be given to areas of historic importance within the Plan area. Where possible, land allocations will avoid the setting of built heritage features. In circumstances where this is not possible, a development will need to be sensitively sited and designed to respect the character and setting of the historic environment.
Nature Conservation (Scotland) Act 2004	The Act sets out provisions relating to biodiversity duties, notification of SSSIs, Nature Conservation Orders to prohibit an operation, Land Management Orders for SSSIs to ensure conservation, restoration or enhancement. The overall aim is wildlife protection. Fossils are also included within the legislation.	The Act highlights the importance of the designated protected areas that will need to be recognised and protected in the Local Plan.
Scottish Executive (2001) A Forward Strategy for Scottish Agriculture	The Strategy sets out the national vision for the agricultural and land management sector, responding positively to contextual change and providing a more viable future for the industry. It aims to make the industry more prosperous by establishing better connections with the market. It views agriculture as an integral part of rural development and emphasises the importance of environmental stewardship.	The Local Plan should take account of the concerns and opinions of local crofters, farmers, estate managers and landholders in the provision of new development.

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<p>Scottish Executive (2004) Framework for Economic Development in Scotland</p>	<p>The Vision of the Framework is 'to raise the quality of life of the Scottish people through increasing the economic opportunities for all on a socially and environmentally sustainable basis.' Key objectives include economic growth, regional development and closing the opportunity gap. Sustainable development is also a key aim, the framework focuses on more efficient and profitable production, using fewer raw materials; adding more value to products with less pollution and waste in the process; and more consumer needs fulfilled with less energy, water or waste.</p>	<p>The Local Plan should reflect and build on the emphasis for environmentally sustainable ways of developing business. Business land allocations will be made in the main towns and villages.</p>
<p>The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)</p>	<p>Requirement for appropriate assessment of land use plans if there would be a likely significant effect on European sites, either alone or in combination with other plans or projects.</p>	<p>Requirement for appropriate assessment of policies and proposals if there would be a likely significant effect on European sites, either alone or in combination with other plans or projects.</p>
<p>Scottish Executive (2001) A Smart Successful Scotland, Ambitions for the Enterprise Networks</p>	<p>This strategy aims to provide support to businesses through the Local Enterprise Company (LEC) network. It also emphasises the importance of fostering and maintaining good global connections, and marketing Scotland as a place to invest, partly on the basis of the high quality environment, skills and learning are also emphasised.</p>	<p>The Local Plan should seek to promote and improve upon the attraction of the Highlands as a place to invest, whilst generating income and employment through effective business links. The development of schools and further and higher education will be supported.</p>

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Scottish Executive (2003) Securing a future: Scotland's Renewable Energy	Notes the Scottish Executive's target of achieving 18% of electricity generation in Scotland from renewables by 2010. Includes a commitment to biomass generation in Scotland and discusses opportunities arising from biomass initiatives, including short rotation coppice and co-products from timber operations and agriculture.	The Local Plan will make reference to the Council's DPPG Designing for Sustainability in the Highlands in order to improve the energy efficiency of individual developments. There is also interest in the provision of wind turbines in the Local Plan area.
Scottish Executive (2001) Potential Adaptation Strategies for Climate Change in Scotland	Identifies a full range of potential adaptation strategies for Scotland, including those specifically relating to agriculture, forestry, fishing and biodiversity. Emphasises the importance of flexible resource management and the need to move on from defining conservation objectives on the basis of single species or fixed locations as these may no longer be achievable. The strategy notes that: 'the fragmented and often overlapping nature of policies for forestry, agriculture and biodiversity impedes appropriate adaptation strategies. In the medium-term, drivers of change from agriculture, from mitigating greenhouse gas emissions, from sustainability issues and from the protection of biodiversity may lead to a blurring and perhaps complete removal of the distinctions between policies for forestry, agriculture and biodiversity.'	The Local Plan will take account of the Scottish share and consider measures from the transport sector which would positively contribute to the targets, for example reducing the need to travel and encouraging modal shifts to more sustainable methods.
Scottish Executive (2003) Let's Make Scotland More Active	The Strategy focuses on the need to increase physical activity amongst Scotland's population and sets targets of achieving 50% of adults and 80% of children meeting at least the minimum recommended levels of physical activity by 2022.	The Local Plan should promote the development of facilities (e.g. cycle, footpaths and sports centres) that encourage local populations to become more active. The Plan will take into account health related impacts of different strategies and seek to promote more active travel.

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<p>Scottish Executive (2003) Improving Health in Scotland The Challenge</p>	<p>Addresses wider health issues and aims to improve life expectancy. Also aims to reduce health inequalities between deprived and affluent people. Aims to 'mainstream' health policy so that it becomes an integral part of wider public sector policies. To achieve the required 1% annual increase, the strategy focuses on ensuring that physical activity is encouraged across the population as a whole, and targeting specific communities for basic changes in activity levels.</p>	<p>The Local Plan should promote the development of facilities (e.g. cycle, footpaths and sports centres) that encourage local populations to become more active. The Plan will take into account health related impacts of different strategies and seek to promote more active travel.</p>
<p>Delivering a Healthy Scotland Meeting the Challenge: Health Improvement In Scotland Annual Report (2006)</p>	<p>Aims to improve health and narrow the health inequalities gap, with a strategy to achieve a more rapid rate of health improvement. Report illustrates progress and actions on health improvements and how it contributes to key cross cutting government themes, e.g. sustainable development, social justice and community regeneration. Makes reference to the ways in which sustainable development supports health improvement and vice versa, in particular maintaining and increasing levels of green spaces in and near towns for recreation and enabling walking and cycling; funding initiatives that promote non car based travel.</p>	<p>Take measures in the Plan to promote health lifestyles. For example protect accessible green spaces to encourage physical recreation/ active travel.</p>
<p>Forestry Commission Scotland (2005) Scottish Forestry Grants Scheme</p>	<p>The aim of the Scottish Forestry Grants Scheme (SFGS) is to help deliver the Scottish Forestry Strategy (SFS) by encouraging the creation and management of woods and forests to provide economic, environmental and social benefits.</p>	<p>The Local Plan supports the aim of managing existing woodland and enhancing it to maximise biodiversity, landscape, community and recreation objectives. The Local Plan supports the creation of forest crofts and forest walks.</p>

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Forestry Commission Scotland (2004) Framework Document for Forest Enterprise Scotland	The purpose of Forest Enterprise Scotland is to manage the national forest estate to deliver economic, environmental and social objectives of the Scottish Forestry Strategy. Guiding principles include: <ul style="list-style-type: none"> - sustainable forest management - delivering the Scottish Forestry Strategy - helping to deliver other Scottish Executive agendas - efficiency and effectiveness 	The Local Plan and the SEA process will take account of the principles outlined, in relation to particular issues concerning community access to forests for recreational purposes and the transportation of timber.
Forestry Commission Scotland (FCS) and SNH (2003) Habitat Networks for Wildlife and People	Aims to enrich the natural heritage of Scotland by the creation of woodland networks through linking woodlands, old and new, to form a more continuous woodland cover. This benefits wildlife by providing wider and more sustainable habitats and should enhance opportunities for people who live near, work in or simply enjoy woodlands. Proposes methods by which woods and forests can be linked and suggests woodland should be viewed as an integral part of the wider landscape rather than as individual stands of trees.	The Local Plan should aim to complement this strategy by encouraging an increase in woodland cover and the creation of forest crofts and woodland walks.
The Scottish Executive publication, 'Better bathing waters: meeting the challenges of the revised Bathing Water Directive in Scotland' (2006) (SEPA)	The Scottish Executive has designated 63 bathing sites in accordance with the European Commission's Bathing Water Directive. This Directive requires that the water quality at all designated bathing waters must meet specific microbiological requirements in order to protect the health of those that bathe there.	The Strategy highlights the importance of tackling both point source and diffuse pollution. This has implications for all developments proposed within the Local Plan. The Plan must ascertain the bathing sites within the area and ensure that there are no site options that could potentially lead to the contamination of such designations.

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Groundwater Protection Policy for Scotland SEPA Environmental Policy 19 (2003)	Groundwater is a valuable resource in Scotland, essential for irrigation in some agriculturally productive areas, and is vital to the maintenance of the ecology and biodiversity of other habitats. As groundwater is not visible, it is often poorly understood and its value underestimated as a consequence. Groundwater should be managed in a sustainable way to maintain and enhance its contribution to social, economic and environmental welfare. However, the resource can be damaged by pollution and over-abstraction, sometimes irreversibly.	The Plan will identify land allocations that may have potential contamination issues which could have a negative impact on ground water, and will advocate a contaminated land assessment and appropriate remedial work on these sites.
Policy on the culverting of Watercourses (policy26) SEPA (1998) (SEPA)	This policy aims to prevent the unnecessary damage to river channels as a result of culverting schemes which are proposed for reasons of convenience.	The Local Plan will assess whether there would possibly be a need to culvert a watercourse within the sites designated. It may be preferable to develop around, or divert a watercourse.

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<p>Water Environment and Water Services (Scotland) Act 2003 (WEWS)</p>	<p>The Act translates the EC Water Framework Directive into the Scottish context. It includes a number of key commitments relating to Scotland's water environment:</p> <ul style="list-style-type: none"> - establishing River Basin Management districts; - preparing River Basin Management Plans - regulation of controlled activities (including those likely to cause pollution to the water environment, those involved in abstraction, and those from construction on or near water). <p>The Act aims to prevent further deterioration of water quality and has given Scottish Ministers powers to introduce regulatory controls over activities in order to protect and improve Scotland's water environment. That is, wetlands, rivers, lochs, transitional waters (estuaries and saline lagoons), coastal waters and water under the ground (groundwater).</p>	<p>The Local Plan will reflect the Act in the development of adequate drainage systems. Future expansion of local water provision or abstraction and wastewater handling to cope with expected population increases will require close consultation with SEPA and Scottish Water.</p>

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<p>The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR)</p>	<p>Brings into effect the regulation of the following activities:</p> <ul style="list-style-type: none"> - abstractions from surface and groundwater; - impoundment of rivers, lochs, wetlands and transitional waters; - groundwater recharge; - engineering in rivers, lochs and wetlands; - engineering activities in the vicinity of rivers, lochs and wetland which are likely to have a significant adverse impact upon the water environment; - activities liable to cause pollution; - direct or indirect discharge of certain substances to groundwater; and - any other activities which directly or indirectly are liable to cause a significant impact upon the water environment. 	<p>The Regulations apply across the water environment to provide a holistic approach to pollution control and protection of the water environment.</p> <p>Any activities that may fall within the remit of these regulations will require close consultation with SEPA and the receipt of appropriate licences.</p>

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Flood Prevention and Land Drainage (Scotland) Act 1997	<p>The introduction of the Flood Prevention and Land Drainage (Scotland) Act 1997 instigated changes to the responsibilities and duties of Local Authorities in Scotland. In respect of this Act the flooding referred to is the flooding of land, not being agricultural land. Flooding of agricultural land falls out with the requirements of the Act. The implications on The Highland Council of this Act impose the following additional requirements:-</p> <ul style="list-style-type: none"> a) Assessment of watercourses, from time to time for the purpose of ascertaining whether any such watercourse is in a condition likely to flood. b) A duty to maintain watercourses, which are in a condition likely to cause flooding, or where works would substantially reduce the likelihood of such flooding. c) Notification of Local Authorities out with the area. Where it appears to The Highland Council that any watercourse in the area is in a condition which is likely to cause flooding, out with the area, the Council shall notify the local authority for the area in which the land is situated. d) Reports shall be published, at two year intervals. 	<p>The Local Plan should take account of flood plains and areas at risk of flooding from SEPA's flood risk maps. Development proposals should avoid flood plains in the first instance, should this not be possible, adequate flood prevention or attenuation measures should be included.</p>

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Scottish Executive's Locational Guidelines for the Authorisation of Marine Fish Farms in Scottish Waters (2002)	This document provides guidance to the aquaculture industry and regulatory bodies on the environmental sensitivity of local areas supporting aquaculture.	The Local Plan will aim to avoid sites at the shore which may negatively impact on the siting of any proposed Fish Farm.
Passed to the Future (2002) Historic Scotland Policy for the Sustainable Management of the Historic Environment	Sets out the Scottish Executive's policy for the sustainable management of the historic environment. It notes the irreplaceable nature of historic environment features, but also sets out the following key principles to guide the parameters in which change can take place: <ul style="list-style-type: none"> - recognising value – in terms of quality of life and as a means of meeting social, environmental and economic needs - good stewardship – taking into account capacity for change and the sustainable use of resources - assessing impact – following the precautionary principle where impact is not clear - working together – to reduce damage, resolve conflict and maximise benefit 	The Local Plan should recognise the important role of the historic environment and acknowledge the need to work together with others to consider a balance between social, economic and environmental needs. The SEA documents should be easily available to the public and the consultation authorities will be actively consulted on the content of the SEA.

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Memorandum of Guidance on Listed Buildings and Conservation Areas, Historic Scotland, 1998	<p>This is the document to which all planning authorities are directed by Scottish Office Development Department Circular No.13/1998 in their consideration of conservation and listed building consent matters.</p> <p>The Memorandum aims to :</p> <ul style="list-style-type: none"> • present the principles and policies upon which the legislation is based • offer clear guidance which will help both applicants and planning officers to determine whether they are following those principles and policies and achieving what is best for the site, and 	The Local Plan should recognise the importance of the historic environment and acknowledge the need to work together with others to consider a balance between social, economic and environmental needs.
Forestry Commission Scotland: Scottish Forestry Strategy, 2006	<p>This document sets out a framework for taking forestry through the first half of this century. It sets out a vision for a forestry sector that is:</p> <ul style="list-style-type: none"> • diverse and strong • in tune with the environment • employing many people in a wide range of enterprises • providing the many other services and benefits that people need, now and for the future. 	The Local Plan should take account of forestry issues.
Scottish Executive's Advice Note on Marine Fish Farming and the Environment, Jan 2003	This advice note provides information on the marine aquaculture industry. It encourages sustainable development of the industry and considers the environmental effects and constraints to development.	The Local Plan should consider areas where development may affect this industry.

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SEPA Policy 27 (Addendum)	<p>This document looks at the reduction and control of water pollution. SEPA is responsible for ensuring that licences granted for discharges are compliant with relevant regulations. It looks at:</p> <ul style="list-style-type: none"> • urban waste water • nitrates directive • bathing waters • shellfish waters • freshwater fisheries • surface waters abstracted for public supply • dangerous substances • discharges to groundwater • integrated pollution prevention and control • Natura 2000 sites • Water framework directive • OSPAR. 	The Local Plan should take account of possible sources of water pollution.
Scottish Executive Trunk Road Biodiversity Action Plan (TRBAP) (2000)	<p>Sets the Scottish Executive's commitment to protecting Scottish biodiversity on the trunk road network. The purpose of the document is twofold:</p> <ul style="list-style-type: none"> - to assist in the delivery of biodiversity targets and objectives as set down in the Scottish Local Biodiversity Action Plans. - to raise awareness of biodiversity in all engineers, managers, planners, designers and ecologists working on the Scottish Trunk Road network. 	The Local Plan should take account of any recommendations and actions outlined within the Trunk Road Biodiversity Action Plan.

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National Waste Strategy and National Waste Plan (2003) SEPA	The strategy sets out a framework within which Scotland can reduce the amount of waste it produces and deal with the waste that is produced in a more sustainable way. It covers all household, commercial and industrial waste. More than 85% of the waste produced in Scotland is sent directly to landfill – a massive misuse of resources and a major source of greenhouse and other gases. The National Waste Plan aims to reduce this practice and outlines how we can work towards a culture of reducing, reusing and recycling our rubbish.	The Local Plan should take account of waste issues when considering the projected population increase within the plan area. Locating waste and recycling facilities close to settlements should help minimise the need to travel and increase rates of recycling. Means of approaching waste issues associated with building industries should be considered.
Position Statement: Policy and Supporting Guidance on Provision of Waste Water Drainage in Settlements (2006) (SEPA)	This position statement sets out SEPAs policy principles on the provision of waste water drainage within and outwith settlements served by a strategic sewerage system. The document also provides supporting guidance for implementation of these policy principles.	The policy will affect suitable sewerage arrangements for the Plan's development allocations.
Scottish Water's Q and S III programme (first stage of Q and S III 2006-2010)	The Q and S III Programme highlights the water and waste water systems that require, and are to receive, an upgrade or growth funding.	The Local Plan allocations can influence the provision of Q and S programme investment and ensure that it is directed to where future development is likely.

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SNH Wildness in Scotland's Countryside – A Policy Statement	This document aims to promote debate about whether and how we might safeguard such areas. It identifies land-use planning as a way of protecting wild land as an aspect of landscape character. It advises councils to identify and protect wild land in development plans.	The Local Plan identifies Remote landscapes of Value for Recreation as a local and regionally important feature.
Scotland's Scenic Heritage (1978) Countryside Commission for Scotland	Sets out the results of a review conducted to identify areas of unsurpassed attractiveness which must be conserved as part of our national heritage.	The Local Plan identifies National Scenic Areas as nationally important features.
Scottish National Planning Policy Tier (Scottish Executive)		
National Planning Framework for Scotland (2004) (National Planning Framework 2 is being progressed. It will set out the Scottish Government's strategic development priorities).	A non-statutory, planning policy document prepared by the Scottish Executive which looks at Scotland from a spatial perspective and sets out an achievable long-term vision to guide the spatial development of Scotland to 2025. The key aims of the strategy are: - to increase economic growth and competitiveness; - to promote social and environmental growth and competitiveness - to promote sustainable development and protect and enhance the quality of natural and built environment.	One of the roles of the Local Development Plan is to enhance the value of the rural resources in the area and help to create development opportunities at sustainable locations.
NPPG 5 Archaeology and Planning (1994)	Require the protection, preservation and, where appropriate, enhancement of all nationally important sites of archaeological interest and their settings; and also for other unscheduled remains and their settings identified as particularly worthy of preservation.	Sites of archaeological importance should be identified in the Plan and the setting of these sites should also be protected.
	Require the protection and where appropriate the enhancement of landscapes of historic importance including historic gardens and designed landscapes, and their settings.	The Plan will identify landscapes of historic importance and avoid designating sites within the setting of these.

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	Require the excavation and recording of sites where the primary aim of preservation has not been achieved.	The Plan will reflect the NPPG's aim of preserving sites of historic importance. There may be cases where the community need for certain types of development may conflict with the historical significance of a site. In these cases the Local Plan will advocate the excavation of the site.
NPPG 13 Coastal Management (1997)	Provides guidance on managing and enhancing biodiversity on the coast. Highlights the need to distinguish between developed, undeveloped and isolated coastlines. Advises planning authorities on how to manage the risk of erosion and flooding along the coastal zones. Also outlines policy guidance for coastal zone development locations and actions to be taken by planning authorities in development plans and control decisions.	The Local Plan will identify sensitive landscapes and coastal areas where development should be avoided. Areas at risk from coastal flooding should also be avoided.
NPPG 14 Natural Heritage (1999) (SPP 14 Natural Heritage to update NPPG 14 -Draft expected 2008)	This document offers guidance on how the conservation and enhancement of Scotland's plants, animals, landform, geology, natural beauty and amenity should be reflected in land use planning.	Local Plans are required to place particular emphasis on the strength of protection afforded to international, national, regional and local designations. The Plan should also indicate the criteria against which a development affecting a natural designation will be assessed, and identify appropriate opportunities to improve public access for the purposes of enjoying and learning about natural heritage.

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Scottish Planning Policy (2008)	Is a statement of Scottish Government policy on land use planning. It sets out the core principles which should underpin the modernised planning system: plan-led system; primary responsibility with local authorities; confidence in the planning system; constraints and requirements necessary and proportionate; engage all interest early; and quality of outcomes.	The Local Plan is the principle document to guide development within the area and must be relevant and up to date.
SPP2 Economic Development (2002)	Development should embrace a wide range of views including those representing the economy, investment and infrastructure interests. Planning authorities should therefore work with the business community, the Enterprise networks and infrastructure providers to ensure that policies and proposals for land allocations reflect current and likely future requirements. However, this should not conflict with the protection afforded to international, national, regional and local designations.	The Plan should make reference to the objectives of HIE and should allocate land for business use accordingly. The Plan should also help commit infrastructure providers such as Scottish Water to invest in areas that will provide future development.
SPP3 Planning for Housing (2003) Currently under review, draft produced Autumn 2007	A key aim of the planning system is to provide well-located, high quality new housing. The overall aim of SPP 3 is to guide new housing developments to the right places by ensuring new developments are easily accessible by public transport and well integrated into walking and cycling networks. Extensions to cities, towns and villages or new settlements should be developed in a sustainable way.	Local Plans are to guide development in suitable site specific allocations, close to existing settlements, that will not negatively impact on the natural and built environment.

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SPP6 Renewable Energy	<p>Targets for the amount of energy created from renewable sources should not be regarded as an ambition in itself. They should be regarded as a minimum.</p> <p>There is a specific renewable energy generation target of 50% by 2020. The planning policy supports in principle the full range of renewable technologies. Support for renewable energy developments and the need to protect and enhance Scotland's natural and historic environment must be regarded as compatible goals. Development plan policies for wind farms should be based on the principle that they should be accommodated only where the technology can operate efficiently and the environmental and cumulative effects can be addressed satisfactorily.</p>	<p>The Local Plan should promote renewable energy development and encourage energy efficiency in new developments.</p>

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SPP7 Planning and Flooding (2004)	<p>New development should not take place if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere.</p> <p>The storage capacity of functional floodplains should be safeguarded, and works to elevate the level of a site by landraising should not lead to a loss of flood water storage capacity.</p> <p>The policy in this SPP is based on the following principles:</p> <ul style="list-style-type: none"> - developers and planning authorities must give consideration to the possibility of flooding from all sources. - new development should be free from significant flood risk from any source. - in areas characterised as 'medium to high' flood risk for watercourse and coastal flooding new development should be focussed on built up areas and all development must be safeguarded from the risk of flooding. 	<p>Flood risk will be a material consideration in a range of cases. Where built up areas already benefit from flood defences, redevelopment of brownfield sites should be acceptable but greenfield proposals will extend the area of built development at risk and should preferably be considered in light of alternatives through the development plan process.</p>

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SPP8 Town Centres and Retailing	<p>Sets out the Government's policy for town centres and the key uses, particularly retailing, which contribute to their economic growth and enhancement. It supports town centres and their role as locations for a range of land uses.</p> <p>There is sequential approach for retail and commercial uses:</p> <ul style="list-style-type: none"> • town centre sites • edge of town centre sites • other commercial centres identified within the development plan • out-of-centre sites in locations that are, or can be made, easily accessible by a choice of modes of transport. 	The Local Plan will aim to provide land for business within the main settlements in order to retain the vitality of town centres and reduce the need to travel.
SPP10 Planning for Waste Management (2007)	The Scottish Government is currently pursuing a manifesto commitment to a zero waste Scotland. SPP10 encourages a model policy focusing on industrial land for waste management installations. To ensure waste management requirements are met, all development plans must include the relevant policies.	The Plan will identify sites suitable for waste disposal and recycling close to waste production and focusing on industrial allocations. The Plan should also encourage the reduction, re-use and recovery of waste through the re-use of buildings and should therefore allocate brownfield sites where appropriate.
SPP11 Physical Activity and Open Space (2007)	Addresses the land use implications of sport and physical recreation and aspects of informal physical recreation that take place in urban open spaces, which are significant land uses in our towns and cities, and large areas of countryside which are shared by those enjoying outdoor pursuits and seeking places for quiet relaxation.	Local authorities and developers should aim to maintain existing open spaces and create new open spaces which are fit for purpose and sustainable over the long term. The Local Plan should take into account the need for open spaces within new and existing developments.

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SPP15 Planning for Rural Development (Consultative Draft 2005)	<p>This SPP focuses on sustainable rural development in the countryside and settlements of 3000 population or less. The SPP encourages a supportive attitude towards 'appropriate' development in areas that help create opportunities for development in sustainable locations wherever appropriate – for example where infrastructure capacity exists or can be provided at reasonable cost, or to meet justifiable social or economic objectives.</p>	<p>Sustainable rural settlements may require the allocation of affordable housing sites which the development Plan will designate. Infrastructure providers should make reference to the Plan allocations to assess where future capacity is necessary, in order to progress the development of these rural areas. The importance of the sensitive design of development in rural areas will be highlighted as well.</p>
SPP 17 Planning for Transport (2005)	<p>Promotes the integration of land use planning and transport at the national, regional and local level. Within SPP17, land use planning is stated as an important tool in:</p> <ul style="list-style-type: none"> - reducing the need for travel by relating land use to transport facilities; - enabling access to local facilities by walking and cycling; - encouraging public transport access to developments; and - supporting essential motorised travel. <p>Accessibility of new developments is an important issue, and it is recognised that the development plan's should locate and integrate new development, including development of new settlements and expansion of existing built-up areas for housing, with existing or planned transport infrastructure, particularly for walking, cycling and public transport, and with provision of public transport services.</p>	<p>The Plan will recognise the importance of integrating land use and transport planning. Where possible the developer requirements text of the plan will advocate the creation of public footpaths, cycle ways and public transport improvements.</p>

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SPP 21 Green Belts (2006)	<p>Green belt policy should be used as a long-term planning tool to provide clarity and certainty on where development will and will not take place. There should continue to be a strong presumption against inappropriate development in green belts. Where it is considered necessary, the proposed release of green belt land should be taken forward as part of a long-term settlement strategy in the development plan. This will ensure widespread engagement and debate on the future shape of settlements.</p> <p>Management plans agreed between local authorities, landowners and other interests, as well as a range of funding schemes, have an important role in maximising the benefits of green belt land in a co-ordinated way.</p>	<p>The review of a Local Plan will assess the appropriate long term use of green belt land whether this is partly for development that will benefit the community or for the improvement of the area as a green framework.</p>

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SPP23 Planning and the Historic Environment (2008)	Sets out Government planning policies in relation to the historic environment with a view to its protection, enhancement and conservation. Aims to provide effective protection of all aspects of the historic environment.	<p>The Plan will:-</p> <ul style="list-style-type: none"> - define the historic environment and where appropriate, its landscape or townscape setting, in proposals maps. - include policies for the protection, conservation and enhancement of the historic environment and its setting including listed buildings, conservation areas, scheduled monuments and historic gardens and designed landscapes. - include reference to existing and proposed conservation areas. <p>outline criteria that will be applied to development proposals within conservation areas, within the curtilage of listed buildings and development affecting the setting of scheduled monuments, listed buildings, conservation areas, historic gardens and designed landscapes.</p>
PAN 33 Development of Contaminated Land (2000)	Planning authorities are encouraged and expected to promote the re-use of brownfield land, including contaminated sites, and to inform developers of the availability of sites and the potential constraints attached to them.	Local Plans should set out site specific proposals for land use in their area so that opportunities for development and redevelopment are readily identifiable to landowners, prospective developers and the local community. The allocation of a site for a particular use, however, does not in itself approve the suitability of a site for that purpose. Only investment by the developer or applicant can confirm this. In some instances an assessment of potential contamination issues will be necessary and any remedial work will also need to be financed by the developer.

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PAN 42 Archaeology – The Planning Process and Scheduled Monument Procedures (1994) (HS)	Includes advice on the handling of archaeological matters within the planning process and on the separate controls over scheduled monuments under the Ancient Monuments and Archaeological Areas Act 1979. Supports the associated NPPG 5 – Archaeology and Planning – which sets out the Government's planning policy on how archaeological remains and discoveries should be handled within the development plan and development control systems. As NPPG 5 indicates, nationally and more locally important remains and their settings should be preserved wherever feasible.	A planning authority needs to keep up to date with the latest records, new finds and legislation with regard to archaeological areas within Local Plan areas. Where archaeological remains of lesser importance are affected by proposed development, planning authorities should weigh their importance against other factors, including the benefits of the proposed development. In cases where it is judged that development should still proceed, then excavation of all or part of the site may be necessary.
PAN 43 Golf Courses and Associated Developments (1994)	Golf course proposals will be assessed on the demand for such development in the area and their ability to fit into the landscape.	The development and design of golf courses can provide attractive green, open spaces. However, such development will impact on biodiversity. The Local Plan supports the development of golf courses but not to the detriment of important natural and cultural heritage.
PAN 44 Fitting New Housing Development into the Landscape (1994)	House building is likely to continue to be the most widespread urban land use change for many years ahead. Recycling disused and vacant land as brownfield sites for new housing remains a national priority and can provide for a large part of these needs. Demand for new housing is high in many settlements, and development may threaten the character or identity of a place. A cumulative loss of landscape quality has already become apparent. Suburban housing estates, often devised with little appreciation of local character or a sense of place, have taken shape around the fringes of many towns.	Development Plans will advocate sensitive siting and design of new development within existing settlements, where possible. The Plan will also aim to avoid housing estates devoid of community facilities by allocating land for district centres which will incorporate community and business uses.

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PAN 51 Planning, Environmental Protection and Regulation (1997)	The environment and land use of Scotland provide the basis for sustaining life, economic development and social well-being. A range of specific environmental protection regimes are designed to safeguard the natural and built environment. They operate alongside the land use planning system which aims to ensure that development takes place in suitable locations and is sustainable, while also providing protection from inappropriate development.	Locations where there are special environmental protection concerns should be set out in the Local Plan and identified on the proposals map. Local Plans may also need to refer to particular environmental protection regimes if they are likely to impose constraints or limitations on development on particular uses of land in a specific area. This may take the form of a policy or the identification of an area where consultation on specified types of planning application is required. In some areas the Local Plan may have to acknowledge that because certain capacity or environmental thresholds have been, or are likely to be reached, further development is unlikely to be permitted unless it incorporates measures to address the environmental constraints.
PAN 52 Planning and Small Towns (1997)	This Planning Advice Note is intended to encourage local councils, the enterprise network, Communities Scotland and Historic Scotland and other organisations to work together with local community and business groups to retain, restore and enhance what is best about a town and remove, and improve and rehabilitate what is worst.	The Local Plan can assist the aim of improving small towns by producing a vision for the area and identifying priorities for action within each town. Land use allocations will help to ensure a supply of land for particular housing, community and business uses to help meet the vision for an area.
PAN 53 Classifying the Coast for Planning Purposes (1998)	This advice note sets out the criteria which planning authorities should use in deciding whether the coast should be developed, undeveloped or remote.	This classification aims to provide a practical framework within which planning authorities, in their Local Plans, can classify the coast as a basis for the promotion or control of development.

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PAN 56 Planning and Noise (1999)	<p>The planning system has an important role to play in preventing and limiting noise pollution. The redevelopment of brownfield sites for housing, a concentration of transport on existing corridors and the increasing emphasis upon mixed-use developments are likely to make noise issues an increasingly important consideration in planning decisions.</p> <p>Although the planning system cannot tackle existing noise problems directly, it has the task of guiding development to the most suitable locations and in regulating the layout and design of new development. The noise implications of development can be a material consideration in determining applications for planning permission.</p>	Development plans can provide the policy framework within which these issues will be considered, but careful attention will also need to be paid to noise issues in determining applications for planning permission.
PAN 59 Improving Town Centres (1999)	<p>This PAN reflects the contents of NPPG 8 and underlines the importance of town centres and gives more detailed advice on how planning authorities can safeguard and improve them, drawing on specific examples of various approaches and actions undertaken in Scotland.</p> <p>To improve their prospects, the aim should be to promote lively, vibrant and viable town centres that provide a quality urban environment where people can live, feel safe, businesses can prosper and opportunities exist for new stimulating activities.</p>	The Local Plan shall aim to allocate land for a number of purposes within existing villages and towns to help promote their vitality and viability.

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PAN 60 Planning for Natural Heritage (2000)	Complements NPPG 14 on Natural Heritage, with examples of good planning practice in relation to natural heritage from across Scotland highlighted in a number of cases. Provides advice on how development and the planning system can contribute to the conservation, enhancement, enjoyment and understanding of Scotland's natural environment, and encourages developers and planning authorities to be positive and creative in addressing natural heritage issues.	Local Plans are required to place particular emphasis on the strength of protection afforded to international, national, regional and local designations. The Plan should also indicate the criteria against which a development affecting a natural designation will be assessed, and identify appropriate opportunities to improve public access for the purposes of enjoying and learning about natural heritage.
PAN 61 Planning and Sustainable Urban Drainage Systems (2001)	Planners have a key role in highlighting the need for Sustainable Urban Drainage Systems (SUDS) and co-ordinating SUDS projects.	The Local Plan should set the framework for the local authority's policies with regard to SUDS. Sites requiring urban drainage systems should be highlighted within the SEA matrix and in the developer requirements section of the Local Plan.
PAN 63 Waste Management Planning (2002)	One of the purposes of this PAN is to assist planning authorities in ensuring that development plans reflect the land use requirements for the delivery of an integrated network of waste management facilities.	The Plan will allocate sites for waste management facilities where required.
PAN 65 Planning and Open Space (2008)	Provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces.	The Local Plan will aim to protect areas that are valued; and ensure provision of appropriate, quality, open spaces in, or within easy reach of, new development.

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<p>PAN 66 Best Practice in handling Planning Applications affecting Trunk Roads (2003)</p>	<p>Intended to provide advice on best practice with the overall aim of enabling Scottish Executive Road Network Management and Maintenance Division (RNMMMD) to reduce the time taken to process consultations.</p> <p>The primary purpose of the trunk road network is to provide for the safe and effective movement of long-distance through traffic/ This means that the full implications for traffic flow and road safety are taken into account when proposals are made for new developments in the vicinity of trunk roads.</p> <p>It is recognised, however, that in some cases the trunk road provides the only road access to development or forms an important and inseparable part of the local road network. In such cases care is needed to ensure a balance is struck between local and wider interests when assessing proposals.</p>	<p>Planning authorities are required to consult the relevant trunk road authority in relation to Local Plan allocations affecting existing or proposed trunk roads or special roads under the following circumstances:</p> <ul style="list-style-type: none"> - proposed development within 67 metres of the middle of the road; - where the development consists of, or includes, the formation, laying out or alteration of any means of access to such a road; or - where the development is likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving the road.

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PAN 67 Housing Quality (2003)	<p>The design of a successful place will begin with understanding how new housing can be connected to the movement patterns (street and routes) and settlement patterns (street blocks and layouts) of an area.</p> <p>Vehicle and pedestrian routes should connect the housing with facilities and spaces within the development, to the local area and more widely.</p> <p>Issues that should be considered when looking at the accessibility and traffic management of housing areas include:</p> <ul style="list-style-type: none"> - buildings whose access is from the street - routes connected to existing routes and patterns of movement - well connected or have the potential to be well connected to public transport - pedestrian and cycle routes, which may be streets with vehicular traffic, that are continuous and connected, with no dead ends - routes which are safe and convenient for people with limited mobility 	<p>The Local Plan will aim to allocate development sites in the core of existing settlements to provide easy access to local facilities and services. Where this is not possible, the provision of pedestrian and cycle routes will be advocated, and increased access to public transport will be encouraged.</p>

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PAN 68 Design Statements (2003)	<p>One of a series of advice notes which addresses design in more detail and should be read in conjunction with them. It explains what a design statement is, why it is a useful tool, when it is required, and how it should be prepared and presented. The PAN does not introduce a prescriptive approach. It seeks to ensure that local authorities and applicants become more confident in preparing them. The aim is to see design statements used more effectively in the planning process and to create places of lasting quality.</p>	<p>The Local Plan will encourage the good general design of built development and will offer guidance on specific areas where the high quality of design is particularly relevant in order to fit development sensitively in to the landscape.</p>
PAN 69 Planning and Building Standards Advice on Flooding (2004)	<p>Provides background information and best practice advice in support of Scottish Planning Policy (SPP) 7: Planning and Flooding. The SPP aims to prevent future development which would have a significant probability of being affected by flooding or which would increase the probability of flooding elsewhere. The PAN takes as a starting point the responsibilities of local authorities and developers in ensuring that future development is not located in areas with a significant risk of flooding, including functional flood plains. However, there are circumstances where development would benefit from selecting designs, forms of construction and materials which may help to minimise the effects of a flood event on the property.</p>	<p>The Development Plan will identify any flood risk areas during the site options stage of the Plan and will recommend that a flood risk assessment is carried out on brownfield and other possible development sites where any possible flood risk could be alleviated.</p>

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PAN 71 Conservation Area Management (2004)	There are over 600 conservation areas in Scotland. This PAN complements existing national policy and provides further advice on the management of conservation areas. It identifies good practice for managing change, sets out a checklist for appraising conservation areas and provides advice on funding and implementation.	Local Plans should prevent uncharacteristic development taking place in conservation areas.
PAN 72 Housing in the Countryside (2005)	This PAN aims to create more opportunities for good quality rural housing which respects Scottish landscapes and building traditions.	Development Plans should encourage good quality housing design and the sensitive siting of development.
PAN 73 Rural Diversification (2005)	The Scottish Executive is committed to supporting rural life, rural communities and the rural economy. This includes promoting sustainable development in rural areas.	Development Plans should contain positive policies that encourage rural diversification and are appropriate to the rural areas they apply to. They should identify sites that offer a choice of size, location and environmental amenity, in order to meet the varying demands of business and allow them to be located in the most suitable and sustainable locations.
PAN 74 Affordable Housing (2005)	Sets out how the planning system can support the Executive's commitment to increase the supply of affordable housing. It provides advice and information, including existing examples of better practice. Seeks to speed up the development of both market and affordable housing by ensuring that any affordable housing requirement included in the development plan is realistic.	The Local Plan will aim to allocate at least one site within each main settlement for affordable housing to ensure an adequate supply of land for this use over the Plan period.

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PAN 75 Planning for Transport (2005)	Accompanies SPP17: Planning for Transport and provides good practice guidance which planning authorities, developers and others should carry out in their policy development, proposal assessment and project delivery. The document aims to create greater awareness of how linkages between planning and transport can be managed. It highlights the roles of different bodies and professions in the process and points to other sources of information.	The Plan will recognise the importance of integrating land use and transport planning. Where possible the developer requirements text of the plan will advocate the creation of public footpaths, cycle ways and public transport improvements.
PAN 79 Water and Drainage (2006)	Development Plans guide the future development and use of land in the long term public interest. Local Plans play a key role in identifying suitable locations for development in the context of an overall settlement strategy. Provision of water and waste water is an important consideration in the delivery of public policy objectives, including those set out in development plans.	Issues relating to water and drainage should not be viewed in isolation but considered in relation to the Plan's objectives. The Council and Scottish Water should work together to provide a long term framework for infrastructure provision over the development plan and Scottish Water's investment period.
PAN 81 Community Engagement (2007)	The planning system is being radically reformed by the Planning etc. (Scotland) Act 2006. The Act will change planning legislation in a number of ways which are aimed at making the planning system more efficient and inclusive at all levels – from national policy to strategic and local development plans and development management.	To meet the aims of the PAN the Local Plan team need to reach out to as many people as possible through the use of innovative consultation exercises. We are to produce a Main Issues Report to ask the public what their views are with regard to the main issues in the area. We will encourage partnership working with community organisations, infrastructure providers, landowners and other stakeholders, and monitor and evaluate participation levels throughout the Local Plan process.
PAN 83 Masterplanning	This will offer guidance on how to formulate a Masterplan for a given area.	A Local Plan may consider it appropriate for a Masterplan to be produced for a certain part of the Plan area. In this case the guidance on Masterplanning should be followed.

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PAN 84 Reducing Carbon Emissions in New Developments (2008)	Offers information and guidance on implementing the target set in SPP6 paragraph 36.	The Local Plan recognises through general policy 6 Designing for Sustainability that the forthcoming Council DPPG on Designing for Sustainability takes account of this PAN.
Regional Tier		
The Highland Structure Plan (2001)	The Structure Plan is a vision of how the Highlands should develop in very broad terms over a period of 10 years and beyond. It contains an indication of how international and national obligations affect the area, an overall long term development strategy, a strategic approach to safeguard and enhance the environment, policies and proposals that provide a basis for determining planning applications, and guidance for the preparation of Local Plans.	The Local Plan must conform to the Structure Plan strategy and aim to achieve the Plan's strategic objectives. The objectives are based on – provision and diversification of job opportunities, accommodating growth and retaining local populations, improving the level, range and accessibility of services, conserving natural resources by safeguarding and promoting the rural environment, maintaining and enhancing the area's distinct cultural identity by protecting archaeological sites, improving accessibility by building and improving roads, and fostering public transport and enhancing the quality of living by carrying out environmental improvements and controlling pollution.
A Smart, Successful Highlands and Islands (Highlands and Islands Enterprise, 2005)	This is an enterprise strategy for the Highlands and Islands. Its central aim is to realise the populations' full potential on a sustainable basis, and outlines the strategic objectives of strengthening communities, developing skills, growing businesses and making global connections. In particular it addresses the issues of remoteness, affordability of housing, unique cultural and natural assets, lower than average incomes, increasing rural populations and balancing growth, and increasing business development.	The Local Plan will reflect the need to build communities' prospects for a sustainable future, through land allocations for business and housing (emphasising affordable housing), protecting and enhancing natural and built heritage, and encouraging (where appropriate) the use of renewable energy.

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NHS Highland Annual Report 2005/2006	NHS Highland aim to improve health and reduce inequalities in health outcomes between different sectors of the Highland community, reduce the time people wait to receive services and modernise their services.	The Plan can help to meet the aim of reducing inequalities in health by promoting the development of suitable housing, particularly affordable housing and allocating sites for the development of buildings for medical practices can also help the NHS to modernise.
Highland Area Waste Plan (SEPA, 2003)	This document outlines the strategic vision for waste management in the Highlands over the next twenty years. At present the Highlands has a high reliance on landfill sites. There is pressure for change including an increase in recycling.	The Local Plan will allocate sites for waste management where required, including recycling facilities.
Highland Forestry and Woodland Strategy (2004)	The opportunities in Highland for developing new forests and woodlands, and enhancing existing ones are wide-ranging. This strategy aims to maximise these opportunities and to guide development so that forestry and woodland management are well integrated with other interests.	The Local Plan needs to take account and safeguard these areas allocated by this indicative forestry strategy.
Highland Gypsy and Traveller Action Plan (2005)	The Highland Council Gypsy/Traveller Action Plan will enable the Council, working with partners, to improve its service provision by consulting with Gypsy/Travellers to improve understanding of their needs and aspirations, identifying the existing provision of services, monitoring access to services, and identifying required service improvements and necessary resources to facilitate access to services.	The Local Plan may be required to make land available for the services mentioned.

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HITRANS Regional Transport Strategy (2007)	A principal objective of HITRANS has been to prepare and keep up to date a Regional Transport Strategy to set out the long term programme for the development of transport services over the whole of Highland region. The priorities for the Sutherland area are as follows:- Road improvements in northwest Sutherland and reduction of journey times on the Far North Railway line.	The Local Plan will take possible future transport improvements into account when allocating sites.
Highland Rail Report 'Room for Growth' HIE (2006)	Commissioned to inform National Rail Strategy regarding future rail traffic growth and infrastructure for Highland rail network. Identifies constraints and enhancement options to support freight and passenger service development.	The Local Plan will take possible future transport improvements into account.
Housing Highland's Communities: Local Housing Strategy (2006)	The Highland Housing Strategy shows how The Highland Council and its partners will aim to meet people's housing needs over the next 5 years. It is used to guide local action on housing issues such as building new affordable homes and setting up new services.	The strategy will have an impact on housing allocations within the Local Plan, particularly the provision of affordable housing.
Highland Community Plan 2004 – 2007)	The Highland Council Community Plan aims to tackle three strategic issues – counter the worst effects of demographic change, tackle disadvantage, and upgrade our infrastructure. The Community Plan explains how this can be achieved in partnership with communities.	Development Plans need to take these issues into consideration and endeavour to locate new housing development where services and facilities exist or can be provided in the future.
Highland Access Strategy (2006-2011)	The Access Strategy will provide the overarching strategic framework and the context under which the six Core Path Network Plans for Highland will nest.	The Local Plan teams will liaise with access officers to ensure that possible core path routes will be safeguarded from development and will highlight areas where a path may be required in relation to a development.

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The Highland Council's Planning for Sustainability in the Highlands DPPG (2006)	This is a guidance note in support of sustainable design. It offers advice on designing in a sustainable way to maximise the benefits which new development can provide while aiming to reduce the carbon footprint that this will create.	All new Local Plans for the Highlands will now place a requirement on planning applicants to demonstrate, by means of a Sustainable Design Statement, that their proposals take account of sustainable design practice.
Highland Renewable Energy Strategy and Planning Guidelines (2006) (currently being reviewed and will be replaced with SPG for On-Shore Wind Energy Developments)	The Highlands have extensive renewables through hydro, wind, tide and bio-fuel energy. Developing ways to harness these are being explored. The drive for using energy from renewable sources comes from the recognition that global warming is related to greenhouse gas emissions such as carbon dioxide which arise largely from energy production. The document offers a 'Vision for Renewables Development in Highland' and offers information on what infrastructure is required to develop the national electricity grid.	The Local Plan will avoid recommending sites for development within the vicinity of electricity pylons and will safeguard areas that are required for the creation of renewable energy.
Highland Council Local Transport Strategy (2000) (currently being reviewed)	The Highland Council prepare a Local Transport Strategy and implement the policies, plans and projects to improve and manage the Highland transport system.	This document is utilised by the Local Plan team in order to help enable and encourage transport improvements.
The Council's Contaminated Land Inspection Strategy (2001)	The contaminated land regime brought into force with the Contaminated Land (Scotland) Regulations 2000 requires Local Authorities to identify and secure the remediation of contaminated land in their area.	The Local Plan should take account of the sites identified through inspection that overlap with potential development sites allocated in the Local Plan.
Fisheries Development Strategy	This strategy identifies action which should be taken by the Council with regards to: fishing and processing; aquaculture; sport fishery; and natural environment.	The Local Plan will need to ensure that it promotes the actions in this strategy.

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Highland Wellbeing Alliance: Community Safety Strategy 2004/07	This document is linked to the Highland Community Plan for 2004 – 2007 through the theme of Developing Safe, Strong and Attractive Communities. It sets out ways to improve community safety and identifies the links between this and the quality of life and health.	The Local Plan will need to take these issues into consideration.
Highland Wellbeing Alliance: Joint Health Improvement Plan 2004/07	This document is linked to the Highland Community Plan for 2004 – 2007 through the theme of Improving Health and Wellbeing. It sets out 8 Priority Areas for action.	The Local Plan will need to take these issues into consideration.
Local Tier		
The Core Path Plan for Sutherland (when published)	The Sutherland Core Path Plan will recommend the establishment of certain pedestrian and cycle paths in the Local Plan area.	The development plan will need to be aware of these proposals and ensure that no allocations will impact on these routes. The Local Plan will also need to be aware of the need for potential path provision with regard to new and existing developments.
South Bonar Industrial Estate Development Brief September 2005	This Brief highlights the potential of South Bonar Industrial Estate and adjoining land for economic development. It provides planning and servicing guidance in sufficient detail to help inform private development proposals and public funding bids.	The Local Plan for the Sutherland area needs to be aware of the potential to develop this land at South Bonar Industrial Estate. Therefore, this area should be allocated as a potential development site for the uses advocated in the development brief.
Radio Station Site Brora Development Brief August 1986	This Brief highlights the potential of the former Radio Station site at Brora for alternative uses. It identifies appropriate uses for the site. It provides planning and servicing guidance in sufficient detail to help inform private development proposals and public funding bids.	The Local Plan for the Sutherland area needs to be aware of the potential to develop this land at Brora. Therefore, this area should be allocated as a potential development site for the uses advocated in the development brief.

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Lairg Development Opportunities Development Brief June 1997	This Brief sets out development guidelines for four key areas of underused land and derelict buildings in the centre of Lairg. It identifies appropriate uses for the site. It provides planning and servicing guidance in sufficient detail to help inform private development proposals and public funding bids.	The Local Plan for the Sutherland area needs to be aware of the potential of these pieces of land and derelict buildings at Lairg. Therefore, this area should be allocated as a potential development site for the uses advocated in the development brief.
Drummuie Golspie Development Brief January 2001	This Brief promotes the future use and development of Council owned property at Drummuie in Golspie. It identifies appropriate uses and sets out a framework to guide development. It provides planning and servicing guidance in sufficient detail to help inform private development proposals and public funding bids.	The Local Plan for the Sutherland area needs to be aware of the potential to develop this land at Drummuie, Golspie. Therefore, this area should be allocated as a potential development site for the uses advocated in the development brief.
Lochinver Housing Study June 2004	This document looks at potential housing sites in Lochinver to meet the shortage of housing in the village. It provides planning and servicing guidance in sufficient detail to help inform development.	The Local Plan for the Sutherland area needs to be aware of the potential to develop these areas of land at Lochinver. Therefore, these areas should be allocated as a potential development sites for the uses advocated in the development brief.
Baddidarach Development Brief June 1991	This Brief relates to a 16 ha. site overlooking the bay at Lochinver. It identifies appropriate uses for the site. It provides planning and servicing guidance in sufficient detail to help inform private development proposals and public funding bids.	The Local Plan for the Sutherland area needs to be aware of the potential to develop this land at Lochinver. Therefore, this area should be allocated as a potential development site for the uses advocated in the development brief.

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Loch Eriboll Aquaculture Framework Plan August 2000	The Framework Plan for Loch Eriboll Loch Eriboll is the only sea loch on Scotland's north coast and is one of the most remote from the main centres of population. Therefore there is a need to ensure that in encouraging aquaculture development these qualities are not compromised and the interests of others, such as fishermen, local residents and recreational users are taken into account.	This framework supplements the statutory guidance contained in the Local Plan and the Structure Plan. Collectively these form the policy background against which the Council will assess all aquaculture proposals in Loch Eriboll.
Loch Incharid Framework Plan March 2001	Loch Incharid lies just south of Cape Wrath and is the most northerly sea loch of significant size on the west coast of Scotland. Therefore there is a need to ensure that in encouraging aquaculture development these qualities are not compromised and the interests of others, such as fishermen, local residents and recreational users are taken into account.	This framework supplements the statutory guidance contained in the Local Plan and the Structure Plan. Collectively these form the policy background against which the Council will assess all aquaculture proposals in Loch Incharid.
Sutherland Biodiversity Action Plan (2003)	The Action Plan aims to promote sustainable management of our local biodiversity, raise awareness and educate people about the issues surrounding biodiversity, and suggest opportunities and actions that could be taken to improve our biodiversity.	The development plan should be aware of important species and habitats within the plan area and should aim to protect these areas from development.
A Strategy for Caithness and North Sutherland Updated November 2006	This strategy is about establishing a method for encouraging economic growth in the area post Dounreay decommissioning.	The Local Plan will reflect the need of the North Sutherland communities' prospects for a sustainable future, through land allocations for business.
SNH's Caithness and Sutherland Landscape Character Assessment (1998)	This study provides a detailed assessment of the landscape character of Caithness and Sutherland. It offers advice on how the landscape character may be conserved, enhanced or restructured as appropriate.	These characteristics should be taken into account in Local Plan preparation when allocating potential development sites.

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SNH's Sutherland Landscape Capacity Study: An Analysis of Housing Potential (2006)	This study provides information on the key characteristics and features of the landscape and visual resource in Sutherland; it gives recommendations on the likely potential for housing in direct relation to landscape sensitivities and opportunities.	The Local Plan will take this study into account when allocating potential development sites.
The Peatlands of Caithness & Sutherland Management Strategy 2005-15 July 2005	This strategy aims to enhance and promote the special values of the peatlands of Caithness and Sutherland through the promotion of sustainable land management, the encouragement of sustainable community and economic development, and through co-ordinated action.	The Local Plan should be aware of important species and habitats within the plan area and should aim to protect these areas from development.
North West Highland Geopark	The main objective of the Geopark is to protect and protect the outstanding geological and landscape features in the area which are of national and international importance.	The Local Plan supports the Geopark and will encourage sensitive land management in the area.
A Strategy for Sutherland 2005-09. Sutherland Partnership	This strategy aims to strengthen communities in Sutherland by positively influencing population change to achieve, over time, a vibrant, viable and re-vitalised population that enjoys a high quality of life.	The Local Plan will need to ensure that it promotes the vision in this strategy.
Sutherland Community Plan	The Sutherland Community Plan has seven Strategic Objectives: Promoting opportunities for young people; putting people first; welcoming talent; growing our economy; confident and thriving settlements; promoting environmental benefits; and making partnerships more effective. The Community Plan explains how this can be achieved in partnership with communities	Development Plans need to take these issues into consideration.

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SACs and SPAs	<p>The links below provide information on management of SACs and SPAs and there is also a link to SNHi where Sitelink provides information about sites of national and international importance.</p> <p>http://www.snh.gov.uk/about/directives/ab-dir16.asp http://www.snh.gov.uk/about/directives/ab-dir17.asp http://www.snh.org.uk/snhi/</p>	The Local Plan will taken into account unsuitable activities on or adjacent to SACs and SPAs.
SNH North West Seaboard Natural Heritage Futures Series 2002	This is one of a suite of publications which SNH has prepared to guide the future management of the natural heritage towards 2025. The vision sets out how the North West Seaboard could look based upon sustainable use of natural resources. It provides objectives for the natural heritage and indicates what needs to be done to ensure that we use the natural heritage sustainably. Actions are identified under each objective.	The Local Plan will need to ensure that it promotes the vision in this document.
SNH The Peatlands of Caithness and Sutherland. Natural Heritage Futures Series 2002	This is one of a suite of publications which SNH has prepared to guide the future management of the natural heritage towards 2025. The vision sets out how the Peatlands of Caithness and Sutherland could look based upon sustainable use of natural resources. It provides objectives for the natural heritage and indicates what needs to be done to ensure that we use the natural heritage sustainably. Actions are identified under each objective.	The Local Plan will need to ensure that it promotes the vision in this document.

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SNH The Northern Highlands (part). Natural Heritage Futures Series 2002	This is one of a suite of publications which SNH has prepared to guide the future management of the natural heritage towards 2025. The vision sets out how the Northern Highlands could look based upon sustainable use of natural resources. It provides objectives for the natural heritage and indicates what needs to be done to ensure that we use the natural heritage sustainably. Actions are identified under each objective.	The Local Plan will need to ensure that it promotes the vision in this document.
SNH Moray Firth (part). Natural Heritage Futures Series 2002	This is one of a suite of publications which SNH has prepared to guide the future management of the natural heritage towards 2025. The vision sets out how the Moary Firth could look based upon sustainable use of natural resources. It provides objectives for the natural heritage and indicates what needs to be done to ensure that we use the natural heritage sustainably. Actions are identified under each objective.	The Local Plan will need to ensure that it promotes the vision in this document.
Kyle of Sutherland Community Vision 2008	This vision highlights the needs and aspirations of the communities in Central Sutherland and provides a framework within which these needs could be addressed.	The Local Plan will have regard to this document.
A Transport Vision for Sutherland – Sutherland Partnership	This document recommends a number of actions and proposals and is trying to contribute towards the promotion of successful and sustainable communities across Sutherland. It looks at: <ul style="list-style-type: none"> • Strategic issues • Delivering successful rural communities • Enabling our community • Public and community transport • Sutherland’s road network • Sutherland’s railway. 	The Local Plan will have regard to this document when considering transport issues.

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Highland Rail – Room for Growth, Study and Report HIE 2006	This report provides a detailed examination of the current infrastructure of each of the rail lines in the region, identifies existing constraints and various options for enhancements to support the development of both freight and passenger services.	The Local Plan will have regard to this document when considering transport issues.
Highland Rail – Traffic Growth Phase 1 Report HIE 2006	The Traffic Growth reports provide detailed modelling of passenger demand for future rail services on each of the rail lines.	The Local Plan will have regard to this document when considering transport issues.
Highland Rail – Traffic Growth Phase 2 Report HIE 2006	The Traffic Growth reports provide detailed modelling of passenger demand for future rail services on each of the rail lines.	The Local Plan will have regard to this document when considering transport issues.