

The Highland Council

**Sutherland Local Plan
Deposit Draft October 2007**

Draft Environmental Report



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1. Non-Technical Summary

- 1.1 The Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 implement the requirements of a European Directive that asks for the production of Strategic Environmental Assessment on certain plans and programmes. Strategic Environmental Assessment (SEA) is a means of considering the potential environmental impacts of a development plan. This procedure looks at the flora and fauna of an area and assesses whether or not these will be negatively or positively affected by development plan proposals.
- 1.2 The consideration of these impacts by the Environmental Report at an early stage in the Plan process makes it less likely that the development plan will exhibit any harmful effects. The SEA is a mechanism by which it is possible to predict what effects the Plan is likely to have on the environment and whether they are considered significant. This Report offers possible mitigation measures should there be potential harm to human, animal or plant life.
- 1.3 The SEA process also offers an opportunity for the public to become involved in the assessment of the development plan on the environment. This Report will be published alongside the deposit draft of the Plan and there will be a period to comment on both which runs from 9 November 2007 to 1 February 2008. Copies have been deposited at:
- The Area Planning and Building Standards Office, The Meadows, Dornoch;
 - The Highland Council Service Points at Bettyhill, Bonar Bridge, Brora, Dornoch, Durness, Golspie, Helmsdale, Lairg and Lochinver;
 - Libraries at Brora, Dornoch, Golspie and Lairg;
 - Post Offices at Achfary, Altass, Ardgay, Armadale, Balchrack, Bettyhill, Bonar Bridge, Brora, Dornoch, Drumbeg, Durness, Edderton, Embo, Forsinard, Golspie, Helmsdale, Kinlochbervie, Kylesku, Lairg, Lochinver, Melvich, Rogart, Rosehall, Scourie, Skerray, Strathnaver, Talmine and Tongue
 - The Planning and Development Service Headquarters, Glenurquhart Road, Inverness.
- 1.4 The deposited documents are available for inspection free of charge during normal opening hours. The documents are also available on The Highland Council website at www.highland.gov.uk (search for Sutherland Local Plan) and a copy is also being made available on the mobile libraries operating in Sutherland.

2. Summary of the Likely Significant Effects of the Deposit Local Plan

- 2.1 The general policies and allocations for uses such as housing, business and community have been assessed against a set of environmental objectives (the SEA objectives).
- 2.2 The general policies are expected to have a positive effect on the environment overall. This conclusion is based on the fact that the Development Plan for the Sutherland area has the following strategic objectives relating to the environment:-
- Address the need for quality living environments
 - Adopt a proactive approach to the wise use of the natural environment

- Conserve and promote Highland identity

2.3 A number of the general policies in the development plan support the protection and enhancement of the natural environment and as such ensure that there will be few harmful effects on the environment as a result of development proposals. A potentially insensitive planning application will need to adhere to all of the general policies in the Plan, and if such a development is to go ahead, it would need to offer some mitigation measures to avoid detrimental effects to the environment.

2.4 The potential negative effects caused by development proposals can act to:-

- Reduce the amount or disturb important ecosystems and species. The Plan should consider the impact of the potential loss of inbye land which is one of the most biologically diverse land types found in Sutherland, supporting a range of crops and associated wildlife. There are also other potential negative effects associated with the loss of croft land which relate to the possible harmful effects on landscape character or settlement character, and the setting of towns and villages in the landscape. There is a need to carefully consider the potential impacts of development in crofting townships such as Stoer and Melness.

- Negatively impact on the water environment, including streams, rivers, lochs, ground water, wetland habitats and flood plains. For example the Plan needs to be aware of the need to preserve the water environment of shellfish waters like those in Loch Laxford and Loch Eriboll and to monitor, or mitigate against any development that may impact on this.

- Reduce bank side vegetation. This can not only serve to remove that habitat and its associated species, but also reduce the bank stability and lead to erosion. It is particularly important to limit the removal of bank side vegetation in areas that exhibit a potential flood risk according to the SEPA flood mapping as erosion will be more prevalent there.

2.5 It is extremely difficult to predict the possible effects of a Local Plan proposal on the environment. We have compiled a SEA matrix to help us evaluate the impacts of each 'Site Option' which we consulted on in the autumn of 2006. These matrixes are included in Appendix 3 at the end of this document.

2.6 The paragraphs above have dealt with the potential negative impacts of the Local Plan's proposals. However, a proposal may also have some significant positive environmental effects. Some fragile areas that are suffering from a loss of services may benefit from the identification of sites for future housing, especially affordable housing development. The population of Sutherland is decreasing at present; however there is still a high demand for the creation of new homes due to the increase in the number of households. If new housing is sympathetically designed it can act to improve the settlement character of an area and give it a more coherent identity.

3. Introduction and Background

3.1 The Strategic Environmental Assessment (SEA) Directive (2001/42/EC) is the EC Directive on the assessment of the effects of certain plans and programmes on the environment. The development plan for the Sutherland

area requires the production of an SEA and this version of the Environmental Report accompanies the publication of the Proposed Plan draft.

- 3.2 This Environmental Report will explain the SEA process so far. The process has included the production of a Scoping Report which helped to identify a methodology for assessment and the likely effects of the Local Plan. The Scoping Report was sent out to the three consultation Authorities (Scottish Natural Heritage, the Scottish Environment Protection Agency, and Historic Scotland) for comment. We received their responses on 9 June 2006. The comments have informed the content of this Report and are contained in Appendix 2 at the end of this document.

The Key Facts Sutherland

- 3.3 The Scoping Report produced in 2006 contained the following key facts on Sutherland:

“The Sutherland Local Plan area extends over 6,071 square kilometres and is an area of high quality natural environment and diverse historical background. It has a population of 13,800 and at 2.2 persons per square kilometre, is the most sparsely populated area of Highland. Sutherland has a significantly higher proportion than Highland of its population aged 65 and over (21.9% compared to 19.6%) and a lower proportion aged under 16 (17.8% compared to 19.6%). There are currently around 7800 residential addresses within Sutherland. Some 18% of these are not occupied by permanent residents (second/holiday homes and vacant properties).”

- 3.4 It should be noted that there has been a refinement of the plan area following The Highland Council ward boundary changes, which may slightly alter these figures. Over time more information will become available for these new ward areas and indeed the Deposit Draft Local Plan itself will contain some more up-to-date figures.

3.5 The Sutherland Local Plan

Local Plans set out detailed policies and proposals for the development management of a given area. The Sutherland Local Plan will be utilised to guide decisions on planning applications that are lodged within the Plan’s jurisdiction.

- 3.6 This Local Plan has been prepared for that part of the Highland area comprising the district of Sutherland (made up of Highland Council Wards 1: North, West & Central Sutherland and 5: East Sutherland & Edderton). It will eventually replace four existing plans:

Golspie & Lairg Local Plan (adopted 1983);
North West Sutherland Local Plan (adopted 1987);
South & East Sutherland Local Plan (adopted 2000);
Tongue & Farr Local Plan (adopted 1995).

- 3.7 For the avoidance of doubt, this Plan once adopted will replace certain other, older Local Plans (namely Caithness Local Plan 2002, Wester Ross Local Plan 2006 and Ross & Cromarty Local Plan 2007) but only in so far as they related to any part of the Sutherland Local Plan area.

- 3.8 All of these plans still affect planning application and other investment decisions and are available via www.highland.gov.uk.

Map 3.1 Sutherland Local Plan Area



4. The Purpose of the SEA and Local Plan Context

4.1 The Purpose of the SEA

The objective of the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) 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. The SEA aims to identify and mitigate significant environment effects arising from certain plans and programmes. The Directive requires that an SEA be carried out on every Local Plan and an Environmental Report produced.

4.2 The consideration of environmental factors has always been integral to the production of a Local Plan. However, there was never a defined process or report produced. The Strategic Environmental Assessment will provide a more comprehensive and transparent means of assessing the environmental issues that would normally be considered in the plan-making process.

4.3 Objectives of the Local Plan

The strategic objectives of the Local Plan are set out below under the seven strategic themes of the Highland Structure Plan (2001). The objectives aim to create quality living environments and sustainable development. They are listed below:-

4.4 Conserving and promoting the Highland identity

- a. Conserve and promote the uniqueness of Sutherland's identity, and its contribution to the identity of the Highlands as a whole, whilst recognising the diversity within Sutherland itself and the relationship with adjacent areas.
- b. Accommodate growth and change in a planned way, ensuring that Sutherland's valuable assets- natural and other- are conserved. These assets are of key importance to the future growth of the economy, to achieving quality living environments and to identity.
- c. Respect evidence of the way in which communities have interacted with their environment, which is a key part of identity and heritage.
- d. Provide opportunity for the continuance of traditional land and sea based activities and industries, particularly crofting, forestry and fishing and their rejuvenation, for example the creation of forest crofts through community-led schemes.

4.5 Adopting a proactive approach to the wise use of the natural environment

- e. Safeguard important assets of the natural environment for their own sake and as an asset to the Sutherland community.
- f. Recognising that inevitably the community's existence impacts upon the natural environment, to minimise and mitigate against negative impacts through good planning of future development, for example avoiding putting flood-sensitive development in areas at high risk of flooding.
- g. Take positive advantage of opportunities provided through development to improve upon the richness of the existing natural assets, for example through enhancing biodiversity. It can also be sustainable in its own right and may involve activities which use Sutherland's natural environment in ways which benefit communities and the economy of the area.
- h. Promote opportunities for renewable energy development, particularly small-scale community-led schemes, and implementation of sustainable waste management solutions.

4.6 Taking an integrated approach to improving accessibility to goods, services and markets

- i. Recognise that large parts of the Sutherland community will remain car-dependent and that many people already travel far for some services. Furthermore some parts of Sutherland are dependent upon adjacent areas for certain services, for example secondary schooling in Ullapool and Thurso.

- j. Do what we can to encourage the retention of key local services in Sutherland's communities, including a strategic network of fuel stations, and promote innovation in the delivery of public services as part of sustainable communities.
- k. Focus large scale development on larger settlements and/or at transport/utility nodes which can offer a range of services within easy reach.
- l. Recognise the positive role to be played by innovative and integrated private, public and community transport solutions in bolstering the sustainability of rural communities.
- m. Deliver improvements required to services and facilities in step with housing development. An Action Programme will seek to guide implementation and track progress.

4.7 Consolidating the settlement hierarchy

- n. Confirm the settlement hierarchy through the Plan's Strategy. It is emphasised that this hierarchy and the settlement development areas identified are for land-use planning purposes and is not intended to identify the wider extent of communities which associate themselves with those settlements.
- o. Provide an adequate supply of land identified for new development to sustain places in supporting homes, jobs, services and facilities to meet communities' needs.
- p. Accommodate substantial new development in a sustainable way, particularly in certain settlements in accordance with the hierarchy, as part of the overarching theme to strengthen communities, whilst in other settlements provide for community growth but on a smaller scale.

4.8 Creating an improved business environment

- q. Provide a range of sites for employment development whilst also operating a framework of policies which accommodate employment-generating development on other sites- particularly where it supports the sustainability of fragile communities and does not harm interests of acknowledged importance.
- r. Through this, accommodate the needs of traditional land and sea based industries whilst also providing opportunity to respond to new small and medium scale enterprise and entrepreneurialism.
- s. Provide a range of opportunities for housing provision, including affordable housing, linked with planning of services and facilities, including infrastructure investment, helping to provide for the needs of prospective employees.

4.9 Addressing the need for quality living environments

- t. Contribute to the creation, enhancement or regeneration of communities following sustainable development principles.
- u. Examine the details of individual planning proposals as well as the context within which various proposals fit in with the existing built environment and relate to the natural environment.
- v. Seek good design quality, place-making and innovation in new development and encourage the retention of key services in communities.

4.10 Working in partnership with the community and other agencies

- w. By working with the community and other agencies in implementing the Local Plan, deliver aspects of the Community Plan.
- x. Drive delivery of the Local Plan through an Action Programme, indicating which organisations will be involved in implementation of the Local Plan and a timescale for implementation, and check progress on implementation of these through regular monitoring. It is important to monitor progress towards achieving the objectives of the Plan and the agreed actions, both generally and in detail where necessary. Only by undertaking such monitoring will the Council know whether the Local Plan remains fit for purpose or requires review.

4.11 Links to Other Plans and Programmes

The Local Plan needs to take into account a number of other plans, programmes and strategies in its formulation. There are a wide range of documents that will influence the objectives and proposals of the Plan. Appendix 1 at the end of this report identifies the plans, programmes and strategies which we have considered in the production of the Proposed Plan. The appendix highlights the environmental objectives of these documents and considers how the Local Plan will aim to contribute to these objectives.

4.12 The Main Plans and Programmes to be considered

The relevant plans, programmes and strategies have been divided into various tiers from International importance to local importance. Examples of these documents include:-

International Tier – Kyoto Protocol (1998)

UK National Tier – Wildlife and Countryside Act (as amended, 1981)

Scotland National Tier – Choosing Our Future: Scotland's Sustainable Development Strategy (Scottish Executive, 2005)

Scottish National Planning Policy Tier – NPPG 6 Renewable Energy (Revised 2000)

SPP 7 Planning and Flooding (2004)

PAN 61 Planning and Sustainable Urban Drainage Systems (2001)

Regional Tier – The Highland Council's Planning for Sustainability in the Highlands DPPG (2006)

Local Tier – Sutherland Biodiversity Action Plan (2003)

5.0 Methodology

5.1 The Highland Council's Approach to SEA

The Council's approach to the SEA process follows the guidance set down by The Office of the Deputy Prime Minister and the Scottish Executive. There has been an emphasis on integrating the Local Plan objectives with those of the SEA process. The strategic environmental assessment of the 'Site Options' and the aims of the SEA have been integral to the development of the Plan.

- 5.2 The Environmental Report has been produced at the same time as the Proposed Plan. The SEA process has informed the Plan process of the likely significant environment effects of the Plan policies and allocations and we have looked at ways of mitigating possible negative effects.

5.3 The SEA Process

The SEA process works in conjunction with a number of stages in the development plan process. These stages need to be followed to complete the SEA Environmental report, and are as follows:-

- Screening is necessary to assess whether or not a SEA is necessary
- Collating and forecasting baseline data
- Scoping the likely significant environment effects
- Formulating environmental objectives and criteria
- Assessing the Plan and alternatives to the Plan, which includes an examination of the Plan's objectives, policies and allocations
- Publication of the Environmental Report with the consultation draft Local Plan
- Preparing the Proposed Local Plan with the revised Environmental Report
- Placing the Proposed Plan and the Environmental Report on public deposit constituting the formal objection phase of the Plan which is to last at least 6 weeks
- Modifying the Proposed Plan in response to the comments and objections received from the formal objection phase of the Proposed Plan deposit
- Consideration of the content and format of the final version of the Environmental Report and finalisation of the means of monitoring the Plan's policies and proposals prior to the adoption of the Local Plan
- Inclusion of a statement explaining how environmental considerations have been integrated into the Plan; how the consultation authorities views and the public's responses have been taken into account; and the reasons for choosing the Plan as adopted as opposed to other alternative policies and proposals considered
- Monitoring of the significant environmental effects of the Plan and considering the possible need for review of the Plan and the SEA Environmental Report.

5.4 SEA Screening

An initial screening consultation was carried out in early 2005 with the Consultation Authorities which include Scottish Natural Heritage, the Scottish Environment Protection Agency and Historic Scotland. The view of the Consultation Authorities corresponded with our own views, that the Local Plan could have significant environment effects on the Sutherland area.

5.5 Environmental Baseline

The baseline data was collated from a number of sources to give a view of the current condition of the Local Plan area. The data includes information about population statistics, life expectancy, fragile areas (all obtained from GRO(S)), designated areas such as National Scenic Areas, Special Protection Areas and Sites of Special Scientific Interest (SNH data), and information gained from completing the SEA matrixes for each of the 'Site Options' which identifies issues in relation to the percentage of sites at potential flood risk and contamination. The environmental baseline data offers a means of providing a source of information against which the potential effects of the Local Plan can be assessed and monitored. We need to monitor whether the policies and proposals of the Plan have an effect, whether positive or negative, on the resources of the Plan area.

5.6 SEA Scoping

Following on from the screening stage of the SEA where it was decided that an SEA assessment was required, the Council produced a Scoping Report for the Plan area and sent this to the consultation authorities. The Scoping Report set out the key facts for the area, the SEA objectives, the areas of international, national and local/regional importance, and, moreover, attempted to identify the potential effects of the Local Plan and how these could be assessed. We received comments on the Scoping Report in June 2006 and have taken these comments into account in the formulation of the Environmental Report.

5.7 Assessing the Local Plan against the SEA

The environmental assessment of the Local Plan has involved the evaluation of the Local Plan objectives against each of the SEA objectives (listed in paragraph 7.2); this is shown in Table 5.1 below. Generally, the Local Plan objectives have scored positively against the SEA objectives. This is probably because we have carried out the SEA and Local Plan process simultaneously. Where there has been a conflict between the SEA and Local Plan objectives we have offered a form of mitigation against this negative impact.

5.8 The scoring system provides clarity relating to the significance of the effects on the environment. Most of the Plan objectives will not significantly impact on the SEA objectives. The objectives that will impact are those which actively encourage the expansion of settlements and transport proposals. Even if the new transport proposals are sustainable, they still involve new development and therefore the possible destruction of certain habitats and species. Therefore it is stated that key habitats and species (Article 1 of the Habitats Directive) should be protected from development. In plan objective (n) any impacts are picked up via the Local Plan Policies. Plan objectives (u), (w) and (x) are essentially operational objectives and any impacts are captured via other plan objectives and local plan policies.

5.9 It is important that designated areas are treated sympathetically. The Council will only allow development on sites of international importance if the development will not adversely affect the integrity of the area. "Proposals that would adversely affect the relevant interest for which the site is designated will only be allowed if there is no alternative solution and there are imperative reasons of over-riding public interest including those of a social or economic nature. Moreover, where a priority habitat or species (as defined in Article 1 of the Habitats Directive) would be affected prior consultation with the European Commission is required, unless the development is necessary for public health and safety reasons" (Sutherland Local Plan Deposit Draft, General Policy 4 Natural, Built and Cultural Heritage).

5.10 Identification of Effects on Natura Interests

The Local Plan is subject to the requirements of Article 6 of the Habitats Directive. Therefore, the Local Plan cannot be approved unless the Council can ensure that the policies and proposals of the Plan are not likely to have a significant effect on any European site, or an appropriate assessment has been carried out in respect of the provisions of the Plan in line with Articles 6.3 and 6.4 of the Habitats Directive. These requirements will be met before adoption of the Plan.

5.11 Difficulties Encountered in the SEA Process

There have been problems gathering relevant, up to date, information and assessing the likely impacts of the Plan on environmental objectives. It has been difficult to obtain data sets that are pertinent to the Plan area as many cover the Highland area as a whole. The baseline data has involved a trawl of The General Office for Scotland data, Scottish Natural Heritage information pertaining to designated nature conservation sites and NHS neighbourhood statistics. There has also been an assessment of the SEA matrixes that have been completed for each 'Site Option'.

5.12 SEA Matrixes

It has also been difficult identifying relevant questions to ask in the assessment of each 'Site Option' to thoroughly cover such aspects as material asset and landscape, the historic environment, biodiversity and climatic factors. We have also been required to assess the human health and population impacts that the Plan's policies and proposals will have. It has proved difficult to separate the environmental effects from the socio-economic effects. The Population and human health issues have centred on providing housing for the community including affordable housing provision, providing open space, ensuring access to services and encouraging active travel and healthy lifestyles. Environmental and socio-economic effects often conflict greatly, and it is difficult to decide which should be assigned more importance in a given situation.

5.13 Environmental Impact Assessment

The assessment of sites which are proposed to be allocated in the Plan also encounters problems where there are no detailed plans for the site or for how it should be constructed or accessed. Some allocations will require an Environmental Impact Assessment further down the line. This detailed assessment is not appropriate at Local Plan level.

Table 5.1 Local Plan Objectives and their relation to the SEA Objectives

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

Environment Effect Scoring

Symbol	Description of Effect
+	Small positive effect
++	Significant positive effect
0	Neutral or no effect
-	Small negative effect
--	Significant negative effect

SEA Objectives Plan Objectives	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Building Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation
a) Conserve & promote the uniqueness of Sutherland's identity, & its contribution to the identity of the Highlands as a whole, whilst recognising the diversity within Sutherland itself and the relationship with adjacent areas	+	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

b) Accommodate growth & change in a planned way, ensuring that Sutherland's valuable assets – natural and other – are conserved. These assets are of key importance to the future growth of the economy, to achieving quality living environments and to identity.	0	0	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	
c) Respect evidence of the way in which communities have interacted with their environment, which is a key part of identity and heritage.	0	0	0	0	+	0	+	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Avoid key wildlife corridors and habitats and species. (Art. 1 Habitats Dir.)
d) Provide opportunity for the continuance of traditional land and sea based activities and industries, particularly crofting, forestry and fishing and their rejuvenation, for example the creation of forest crofts through community-led schemes.	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
e) Safeguard important assets of the natural environment for their own sake and as an asset to the Sutherland community.	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	+	0	0	+	+	+	
f) Recognising that inevitably the community's existence impacts upon the natural environment, to minimise and mitigate against negative impacts through good planning of future development, for example avoiding putting flood-sensitive development in areas at high risk of flooding.	0	0	0	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	
g) Take positive advantage of opportunities provided through development to improve upon the richness of the existing natural assets, for example through enhancing biodiversity. It can also be sustainable in its own right and may involve activities which use Sutherland's natural environment in ways which benefit communities and the economy of the area.	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	+	0	0	+	+	+	
h) Promote opportunities for renewable energy development, particularly small-scale community-led schemes and implementation of sustainable waste management solutions.	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	
i) Recognise that large parts of the Sutherland community will remain car-dependent and that many people already travel far for some services. Furthermore some parts of Sutherland are dependent upon adjacent areas for certain services, for example secondary schooling in Ullapool and Thurso.	-	0	0	0	0	0	0	0	-	0	-	0	0	-	0	0	-	0	0	0	0	0	0	Avoid key wildlife corridors and habitats and species. (Art. 1 Habitats Dir.)

s) Provide a range of opportunities for housing provision, including affordable housing, linked with planning of services and facilities, including infrastructure investment, helping to provide for the needs of prospective employees.	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	
t) Contribute to the creation, enhancement or regeneration of communities following sustainable development principles.	0	0	0	+	+	+	+	0	0	+	+	+	+	+	+	0	+	+	+	0	+	+	+	+	
u) Examine the details of individual planning proposals as well as the context within which various proposals fit in with the existing built environment and relate to the natural environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This is an operational objective
v) Seek good design quality, place-making and innovation in new development and encourage the retention of key services in communities	+	0	+	+	+	+	+	0	+	0	+	+	+	+	0	+	+	0	0	0	0	0	0	+	
w) By working with the community and other agencies in implementing the Local Plan, deliver aspects of the Community Plan.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This is an operational objective
x) Drive delivery of the Local Plan through an Action Programme, indicating which organisations will be involved in implementation of the Local Plan and a timescale for implementation, and check progress on implementation of these through regular monitoring. It is important to monitor progress towards achieving the objectives of the Plan and the agreed actions, both generally and in detail where necessary. Only by undertaking such monitoring will the Council know whether the Local Plan remains fit for purpose or requires review.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This is an operational objective

6. Predicted Environmental Baseline and Issues

6.1 Environmental Baseline for the Sutherland Area

This part of the Environmental Report examines the current baseline data and trends that are considered to be relevant to the production of the Local Plan. Table 6.1 below summarises the main statistics for the area.

Table 6.1 Key Baseline Facts

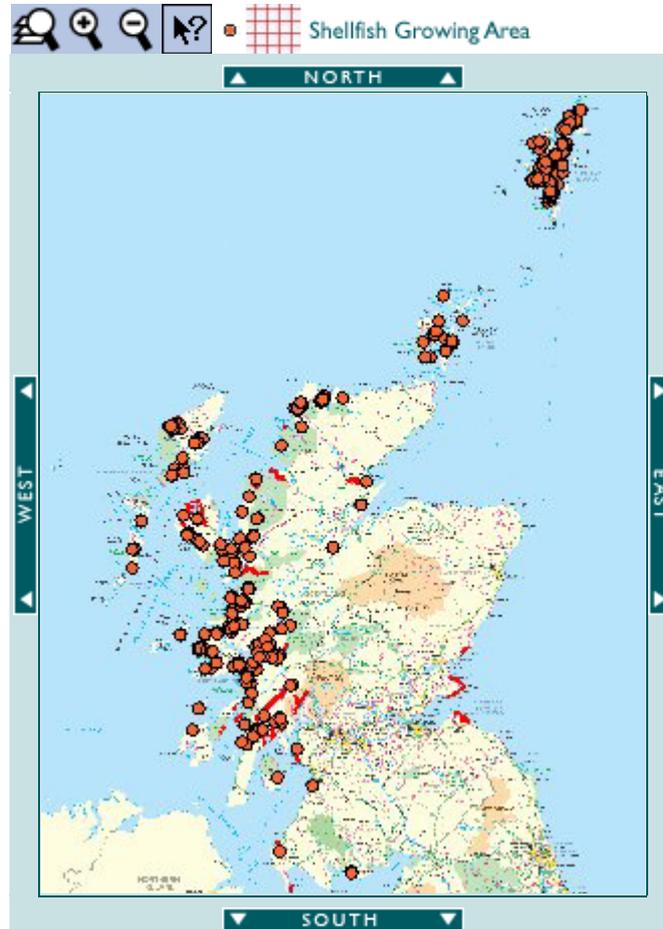
Resource	Key Facts
Biodiversity	<ul style="list-style-type: none"> ▪ 92 UK Priority Species ▪ 51 UK Priority Habitats ▪ 15 Local Priority Habitats ▪ 214 Local Priority Species ▪ 15 Rural Stewardship Scheme Species ▪ Habitat types in Sutherland include: Blanket bog; Purple moor grass and rush pasture; Lowland meadows; and Upland scrub. ▪ UK BAP Species in Sutherland include: Black Guillemot; Brown trout; Yellowhammer; and Pine martin.
Designated Nature Conservation Sites	<ul style="list-style-type: none"> ▪ 4 NSA sites ▪ 12 SPA sites ▪ 25 SAC sites ▪ 96 SSSI sites ▪ The percentage of coverage of NSAs, SPAs, SACs and SSSIs is shown in table 6.2 and is also illustrated in map 6.2 ▪ 2 RAMSAR sites ▪ 8 AGLV ▪ 297 SAM ▪ 5 TPO
Population	<ul style="list-style-type: none"> ▪ 2001 Census: 13,778 ▪ Life Expectancy: The average age for Caithness and Sutherland females is 78.9 years and 73.7 years for males. ▪ 21.1% of the population in Ward 1 (North, West and Central Sutherland) are over 65 and 23.4% of the population in Ward 5 (East Sutherland and Edderton) are over 65. (this is higher than the Highland average of 17.6%)
Historic Environment	<ul style="list-style-type: none"> ▪ 317 listed buildings ▪ 1 Conservation Area ▪ 8,065 Archaeological Sites (HER)
Water	<ul style="list-style-type: none"> ▪ Dornoch is the only beach in the Local Plan area to be included in the Scottish Bathing Waters report, carried out by SEPA in 2006. The area is currently classified as excellent bathing water. ▪ 7 out of 104 Shellfish Harvesting/Growing Waters as designated by SEPA under EC

	Shellfish Waters Directive (79/923/EEC) are located in Sutherland (the shellfish growing areas are plotted on map 6.1 below)
Air Pollution	▪ Relatively low atmospheric pollution
Flood Risk	▪ The percentage of Site Options which are at a potential flood risk is 11%
Potentially Contaminated Land	▪ The percentage of Site Options which are potentially contaminated is 15%
Brownfield Sites	▪ The percentage of Site Options which are brownfield is 17%
Vacant and Derelict Sites	▪ There is no Site Options which are included in the Scottish Vacant and Derelict Land Survey
Fragile Areas	▪ There are large parts of the Plan area, outside the major settlements and the east coast settlements, that can be classed as fragile areas because more than one of their key services is over 10 minute drive away and by public transport this figure is often tripled. Map 6.2 illustrates this below.

Map 6.1 Designated Shellfish Waters in Scotland : Site Data

SHELLFISH WATERS

Shellfish Waters Directive Improvement Plans



Map 6.2 Highland Fragile Areas Map 2003

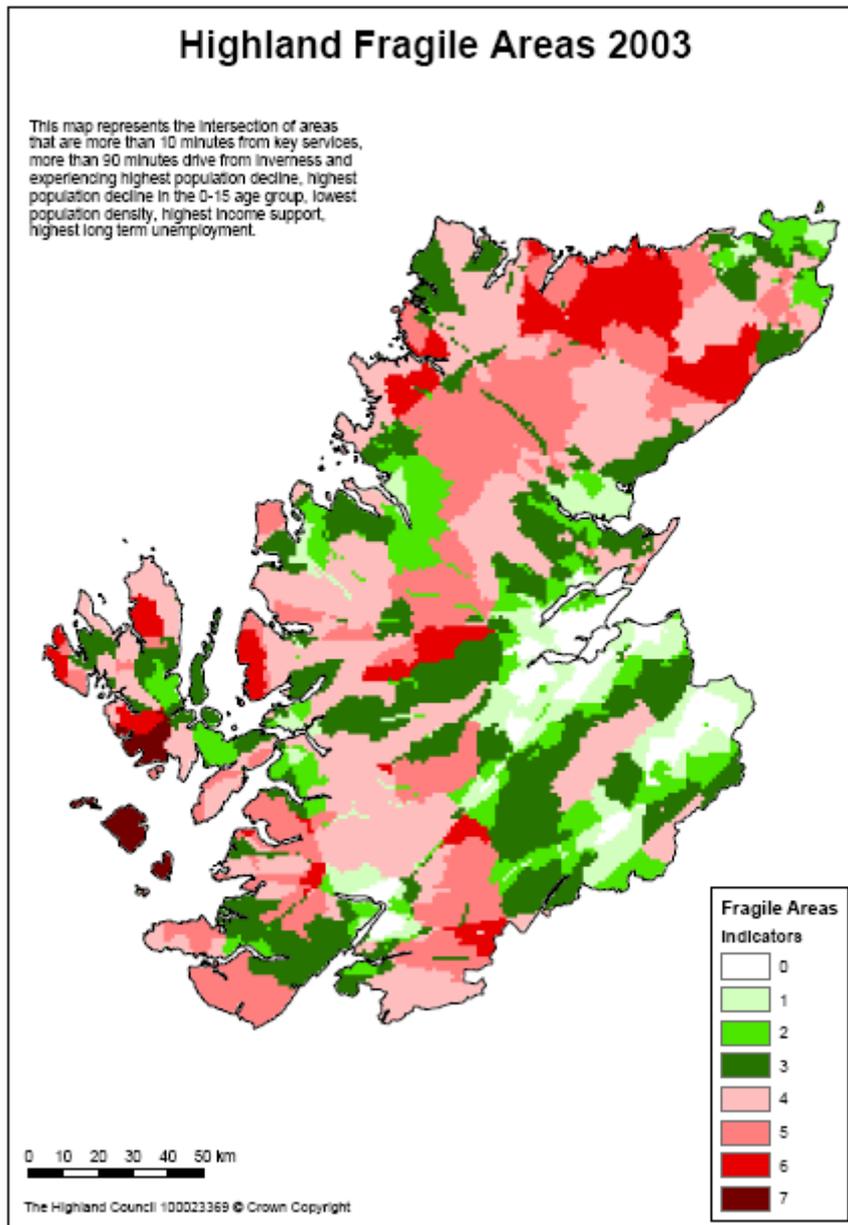
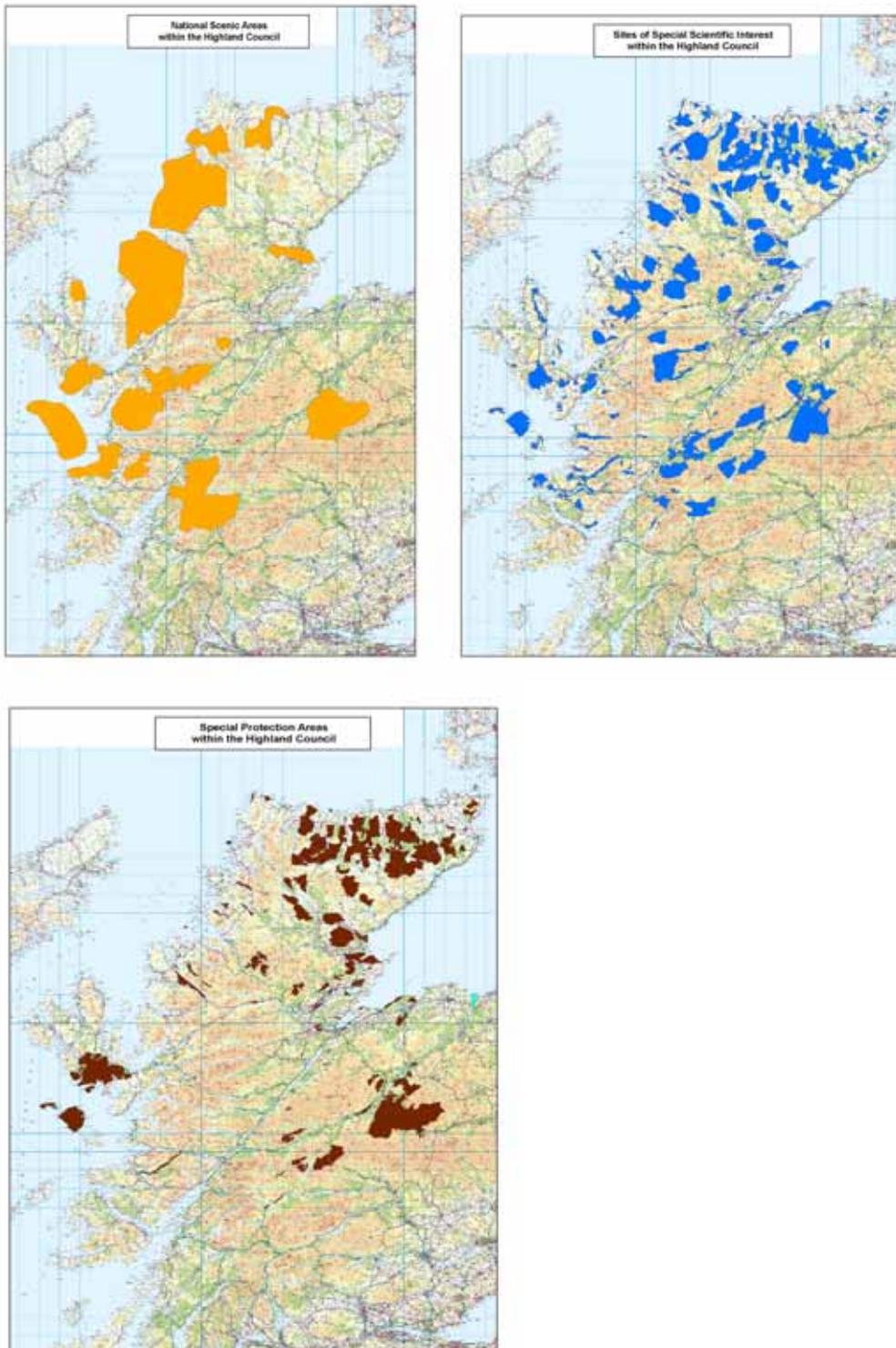


Table 6.2 Percentage of land covered by NSAs, SPAs, SACs and SSSIs

Type of designation	Sutherland
NSAs	17.7%
SPAs	19.4%
SACs	20.2%
SSSIs	28.3%

Map 6.3 Percentage of NSAs, SPAs, SACs and SSSIs in Sutherland



6.2 Environmental Problems in the Sutherland Local Plan Area

Potential environmental problems that affect the Plan area have been identified through initial discussions with communities, the Consultation Authorities and an analysis of data currently available. These are summarised in table 6.3 below.

Table 6.3 Environmental Problems

Potential Environmental Problem	Implications for Local Plan
Negative impact of development on traditional crofting settlement character	The Local Plan must ensure that a policy framework is in place which will ensure development fits with the existing settlement character.
Negative impact of development on natural and cultural heritage features	The Local Plan will seek to maintain a high quality natural heritage and taking account of cultural heritage sites
Decay of listed buildings	The Local Plan should identify key sites for redevelopment.
Negative impact of access on habitat and species	The Local Plan will seek to ensure a balance between the demand for development while protecting the quality and character of the environment and ensure a key link with the access strategy and core path planning work.
Tidal and riverine flood risk to new and existing development	The Local Plan will seek to ensure that land at risk from flooding is not identified as suitable for development
Reduced quality of watercourses and the coastal environment	The Local Plan will seek to put in place a policy framework which takes into account any potential detrimental impact on watercourses or the coastal environment.
Continued reliance on inappropriate waste management practices	The Local Plan will provide clear reference to the Area Waste Plan and fully assess the need for additional waste management facilities.
Negative impact of development on air quality	The Local Plan will identify any areas of poor air quality and ensure any development proposal takes any negative impact on this into account.
Potential negative effect of identified contaminated land	The Local Plan will encourage development on suitable brownfield sites ensuring that contamination issues are fully addressed at the earliest possible stage.
Negative impact of inappropriate aquaculture development	The Local Plan will seek to balance the need for economic development in aquaculture against the quality of the environment. Clear cross reference to Aquaculture framework plans will be provided.
Loss of good quality croft land	The Local Plan will seek to ensure that good quality croft land is safeguarded from inappropriate development
Loss of native woodland cover	The Local Plan will identify areas of native

	woodland and ensure that the impact on these areas is fully considered in development proposals.
Loss of peatland cover	The Local Plan will seek to ensure that the impact on areas of important peatland cover is fully considered and that such areas are protected where appropriate.
Loss of land for recreation	The Local Plan will recognise the importance of recreation and tourism and seek to put in place a policy framework which reflects this.
Negative impact of development on the key species and habitats promoted through the Local Biodiversity Action Plan	The Local Plan will ensure the key species and habitats promoted through the Local Biodiversity Action Plan are fully considered.
Increased travel/energy use	The Local Plan will seek to reduce the need to travel by promoting development within existing settlements whilst recognising the needs of the rural area.
Lack of sustainable design and construction techniques	The Local Plan will promote sustainable design
Lack of provision of affordable housing	The Local Plan will ensure a policy framework is in place to allow the delivery of affordable housing.
Poor use of sustainable drainage schemes	The Local Plan will provide clear reference to the key requirements for sustainable drainage systems.

6.3 Limitations of Data

There is a wealth of data on offer to the Highland Council to inform the baseline data for this Environmental Report. However, there are a number of factors which can limit the validity of this data:-

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

6.4 Evolution of the Environment without the Local Plan

The Strategic Environmental Assessment (SEA) Directive (2001/42/EC) requires an assessment of the likely future of the environment should the Local Plan not be produced. The negative trends highlighted in table 5.3 above are likely to continue if there are no planning policies to help guide development to appropriate locations subject to suitable planning conditions.

7. Local Plan Strategic Alternatives

7.1 Alternatives

SEA requires that “reasonable alternatives” to the Plan are considered. Alternatives are outlined here in order to set the context for the following two sections of this report – scoping of SEA issues and consideration of a framework for the assessment of environmental effects. The preparation of a Local Plan is a statutory duty placed on the Council. It is therefore not an option to not prepare the Plan. However, it is good practice to consider a “do nothing” approach. For Sutherland this would be to continue to rely on the existing four adopted Plans, which were adopted in 1983, 1987, 1995 and 2000. In addition, there would be continued reliance on the Highland Structure Plan and other relevant policy such as national planning policy. The Directive requires the likely evolution of the environment without the Plan to be considered. The potential problems identified in Table 7 are expected to continue in the absence of new policy or actions to address them.

7.2 SEA Objectives

The Environmental Report will identify the likely significant effects of the plan, with specific reference to the following aspects of the environment:

- Biodiversity
- Population
- Human health
- Fauna
- Flora
- Soil
- Water
- Air
- Climatic figures
- Material assets
- Cultural assets, including architectural and archaeological heritage
- Landscape
- The inter-relationship between these

7.3 SEA objectives were identified to incorporate the above areas, and these form the basis on which the plan is assessed. The 24 SEA objectives as shown in Chapter 7 were agreed in principle with the Consultation Authorities during the development of the Strategic Environmental Assessment methodology for Wester Ross Local Plan.

7.4 Highland Structure Plan Sustainability Objectives

The Council’s starting point in identifying the SEA objectives was the 15 sustainability objectives set out in The Highland Structure Plan (2001). These were expanded and further developed by taking account of guidance from a number of sources and now total 24 SEA objectives.

8. The Plan’s General Policies and their compatibility with the SEA Objectives

8.1 SEA Objectives

The SEA Objectives are informed by the need to cover the range of issues outlined in Schedule 2 of the SEA Regulations. This Schedule covers issues

such as material assets and landscape, the historic environment, biodiversity, flora and fauna, air, water, soil and climatic factors and human health. The SEA Objectives are also informed by environmental issues that are particularly prevalent in the Sutherland area. These Objectives are listed below:-

1. Protect and Enhance Human Health
2. Minimise exposure to noise and vibration
3. Reduce and prevent crime and fear of crime
4. Increase social inclusion
5. Protect and where appropriate enhance the historic environment
6. Enhance landscape and townscape character
7. Value and protect diversity and local distinctiveness
8. Retain and improve quality and quantity of publicly accessible open space
9. Reduce single houses/small groups of houses in open countryside
10. Improve quality of built environment
11. Reduce vulnerability to the effects of climate change
12. Increase proportion of energy from renewable sources
13. Minimise waste, then re-use or recover it through recycling, composting or energy recovery
14. Reduce need for energy
15. Increase use of sustainable building techniques
16. Reduce air pollution to levels that do not damage natural systems, including contribution to climate change
17. Reduce the need to travel
18. Increase potential use of public transport
19. Avoid impact to and where possible enhance the water environment
20. Maintain water abstraction, run-off and recharge within carrying capacity (inc. future capacity)
21. Reduce contamination, safeguard soil quantity and quality
22. Protect, enhance and where necessary restore designated wildlife sites and protected species
23. Improve biodiversity, avoiding irreversible losses
24. Provide appropriate opportunities for people to come into contact with and appreciate wildlife and wild places

8.2 The 24 SEA Objectives provide a means of assessing the policies and objectives of the Local Plan. The tables below offer an assessment of the Plan's general policies against the SEA objectives.

8.3 Local Plan's General Policies and their compatibility with the SEA Objectives

Policy 1 Settlement Development Areas – We will support proposals within *Settlement Development Areas* (as shown on the Proposals Map insets) as long as they meet the requirements of Structure Plan Policy G2 Design for Sustainability.

We will also judge proposals in terms of how compatible they are with the existing pattern of development, how they conform with existing and approved adjacent land uses, and the effect on any natural and cultural heritage feature within these areas.

Developments which are judged to be significantly detrimental in terms of the above criteria shall not accord with the Local Plan.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect
SDA	+	-	0	+	0	0	0	0	+	0	+	+	+	+	0	0	+	+	+	0	0	+	0	0	To reduce potential noise pollution. The design of settlements to promote active travel could offset this.

Policy 2 Development Factors and Developer Requirements – Developers must take into account the details set out in the Proposals Map insets. We will give particular consideration to the total effect of private water and sewage systems.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Policy	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect
Dev't. Factors and Developer Requirements		+	+	+	+	+	+	+	+	+	+	0	+	+	+	+	0	+	+	+	+	+	+	+	+	

Policy 3 Wider Countryside – Outwith Settlement Development Areas, proposals may be acceptable where they help repopulate communities, strengthen services and reflect the character of development in the surrounding area. Suitably designed proposals will be supported if they:

- are consistent with other policies in the Highland Structure Plan and this Local Plan;
- are in accordance with the existing settlement pattern and avoid, where possible, the loss of locally important croft land; and
- account for drainage constraints or can otherwise be adequately serviced and do not involve undue public expenditure or infrastructure out of keeping with the rural character of the area.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective / Policy	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect	
Wider Countryside	0	0	0	-	0	0	0	0	-	0	0	0	-	-	0	-	-	-	-	0	0	-	0	0	See below	
<p>Social Inclusion and Housing in the Countryside – the negative aspects associated with housing in the wider countryside can be offset by a permissive approach to affordable housing in the countryside and the promotion of the development of new crofts which can both enable greater social inclusion by offering affordable accommodation solutions.</p> <p>Waste Management – the Council will encourage recycling through Council policy through the provision of waste recycling facilities.</p> <p>Energy. Reduce the Need for Energy - The Council will encourage the promotion of the renewable energy generation in the wider countryside.</p> <p>Air Pollution, Sustainable Travel, Public Transport, Water Environment – The Council will encourage the use of active and public transport to reduce any potential pollution problems.</p> <p>Designated Wildlife/Species – The Council will highlight designated areas in the development plan and will aim to avoid the unsympathetic development of these areas.</p>																										

Policy 4 Natural, Built and Cultural Heritage

When making decisions on development proposals we will take account of the level of importance of, and the effect on, the natural, built and cultural heritage (see Box 1 and Background Maps of the Local Plan).

1. In areas of local/regional importance we will allow developments if we believe that they will not have an unreasonable impact on the amenity and heritage resource, particularly where it can be shown that they will support communities in fragile areas who are having difficulties in keeping their population and services.

2. In areas of national importance we will allow developments that can be shown not to compromise the amenity and heritage resource. For national designations, where there may be any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance. It must also be shown that the development will support communities in fragile areas who are having difficulties in keeping their population and services.

3. In areas of international importance we will allow developments if they will not adversely affect the integrity of the site. Proposals that would adversely affect the relevant interest for which the site is designated will only be allowed if there is no alternative solution and there are imperative reasons of overriding public interest, including those of a social or economic nature. Where a priority habitat or species (as defined in Article 1 of the Habitats Directive) would be affected prior consultation with the European Commission is required, unless the development is necessary for public health and safety reasons.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect
Policy																									
Heritage	+	+	0	0	++	+	+	0	+	0	0	0	0	0	0	+	0	0	+	0	+	++	+	+	

Policy 5 Affordable Housing

In accordance with the Development Plan Policy Guideline on Affordable Housing, on sites allocated for housing with an indicative overall capacity of four or more houses the Council will expect to either negotiate a Section 75 Agreement with the landowner(s) and other interested parties, or utilise other mechanisms to provide for a contribution towards affordable housing (as defined in the Guideline), such contribution normally being a minimum of 25%. Negotiations will be subject to market and site conditions, and the contribution may be in the form of land, housing units or a financial contribution.

On these allocated sites, and to prevent the subdivision of larger plots, where an application is made for less than four houses, developers will be expected to provide a financial contribution in proportion to the number of units proposed, and a Section 75 agreement (or other mechanisms) will be required to ensure that any further development on the site will include an appropriate proportion of affordable housing.

This will also apply to proposals for development on sites not allocated for housing within this Local Plan and which would be expected to accommodate four or more houses at density levels consistent with the existing settlement or density patterns. When making decisions on development proposals we will take account of other policy considerations, such as the level of importance of, and the effect on, the natural and cultural heritage (see Box 1 and Background Maps of the Local Plan).

Proposals which include affordable housing should be carefully designed to fully integrate the affordable housing plots as part of a single, overall development of the site and the affordable homes should be indistinguishable from the general market homes.

In the landward areas, a contribution towards affordable homes attributed against the primary landholding, will apply in respect of every fourth dwelling granted planning permission, within that same landownership.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect
Affordable Housing	+	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Policy 6 Designing for Sustainability – We will judge development proposals against a ‘Design for Sustainability’ statement which we will normally require developers to submit with their planning applications in line with the Development Plan Policy Guideline on Designing for Sustainability.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Policy	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect
	Design for Sustainability	+	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0	+	+	

Policy 7 Waste Water Treatment – Connections to the public sewer will be required for development proposals in the main settlements identified in the plan with a population equivalent of more than 2000 and wherever significant development is proposed. Elsewhere a connection to the public sewer will be required, unless the applicant can demonstrate that:

1. Connection is not feasible, for technical or economic reasons, or,
2. The receiving waste water treatment plant is at capacity and Scottish Water has no programmed investment to increase that capacity; and
3. The proposal is not likely to result in or add to significant environmental or health problems.

Planning permission for developments with private waste water systems will only be allowed where proposals satisfy (1) or (2) above, and satisfy (3). Any such systems in areas adjacent to waters designated under EC Directives must discharge to land rather than water.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect
Waste Water Treatment	+	0	0	0	0	0	0	0	+	0	0	0	+	0	0	0	0	0	+	0	+	+	+	0	

Policy 11 European Protected Species – We will assess development proposals for any disturbance to a European Protected Species, as listed below, or damage to a breeding site/resting place. Any development in such an area requires a separate licence from Scottish Ministers (or the local authority under a recent consultation) to enable works to proceed.

Animals

- Bats (all species)
- Wild Cat
- Otter
- Dolphins, porpoises and whales
- Loggerhead turtle
- Green turtle
- Kemp’s Ridley turtle
- Hawksbill turtle
- Leatherback turtle
- Natterjack toad
- Great crested newt
- Sturgeon

Plants

- Killarney fern
- Slender naiad
- Yellow marsh saxifrage
- Floating-leaved water plantain

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect	
European Protected Species	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	++	

Policy 15 Developer Contributions – The Council will seek appropriate developer contributions in association with development proposals emerging from partnership activity, from the development plan process and from planning applications. This will be proportionate to the scale, nature, impact and planning purposes associated with the development, and may be in addition to contributions made by a developer as part of an Affordable Housing agreement. Where public signage is to be provided as part of a development, The Council will encourage bilingual provision.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect
Policy																									
Developer Contributions	+	0	0	+	0	+	0	+	0	0	0	0	+	0	0	0	+	+	0	0	+	0	0	+	

Policy 16 Housing in the Countryside - The Council will presume against housing in the open countryside of hinterland around towns as defined within the Local Plan (see Proposals Map, Structure Plan Policy H3: Housing in the Countryside and the approved Development Plan Policy Guideline). Exceptions to the policy will only be made where:

- A house is essential for land management or family purposes related to the management of the land (retired farmers and their spouses);
- Social housing is required to meet a demonstrable local affordable housing need;
- Housing is essential in association with an existing or new rural business;
- The house proposed is a replacement of an existing dwelling which does not meet the requirements for modern living and where the costs of upgrading are not justified on economic or environmental grounds (subject to the existing dwellings being demolished);
- The proposal involves conversion or reuse of traditional buildings or the redevelopment of derelict land;
- The proposal forms part of a comprehensively planned new settlement which meets the criteria set out in Structure Plan Policy H2 “New settlements”. However, in the Sutherland Local Plan area this will only take the form of new crofting townships.

Where exceptions are justified, all proposals should accord with the general policies of the Plan, and indicate suitable drainage and other servicing, avoid conflict with natural and cultural heritage interests including locally important croft land and hazards, and be suitably sited and designed [Structure Plan Policy G2].

In the open countryside outwith the hinterland of towns, we will assess proposals in the context of Policy 3 Wider Countryside and, in the case of proposals which form part of a comprehensively planned new settlement, will support them if they meet the criteria set out in Structure Plan Policy H2 “New settlements”. However, in the Sutherland Local Plan area the development of new settlements will only take the form of new crofting townships.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect
Housing in the Countryside	0	0	0	-	0	0	0	0	-	0	0	0	-	-	0	-	-	-	-	0	0	-	0	0	See below
	<p>Social Inclusion and Housing in the Countryside – the negative aspects associated with housing in the wider countryside can be offset by a permissive approach to affordable housing in the countryside and the promotion of the development of new crofts which can both enable greater social inclusion by offering affordable accommodation solutions.</p> <p>Waste Management – the Council will encourage recycling through Council policy through the provision of waste recycling facilities.</p> <p>Energy.</p> <p>Reduce the Need for Energy - The Council will encourage the promotion of the renewable energy generation in the wider countryside.</p> <p>Air Pollution, Sustainable Travel, Public Transport, Water Environment – The Council will encourage the use of active and public transport to reduce any potential pollution problems.</p> <p>Designated Wildlife/Species – The Council will highlight designated areas in the development plan and will aim to avoid the unsympathetic development of these areas.</p>																								

Policy 17 Commerce – The Council will encourage retail, office, and leisure development (Use Classes 1-3, 7, 10 & 11), within the following network of centres.

Network/Hierarchy/Scale	Centre	Function/Role
SUB-REGIONAL/TOWN CENTRE	No centres of sub-regional status present but the central area of GOLSPIE may be regarded as a 'Town Centre' location.	comparison/convenience retailing; mixed uses
SUB-AREA CENTRE	Dornoch, Brora, Lairg, Bonar Bridge/ Ardgay, Helmsdale, Lochinver, Bettyhill, Kinlochbervie, Durness, Tongue.	comparison/convenience retailing; mixed uses
VILLAGES	various	local shop

[Specific opportunities for land assembly / redevelopment are allocated within the relevant settlement sections.]

Outwith the above centres, proposals will be judged against the following criteria:

- its compliance with the sequential approach to site identification;
- its accessibility by means of public transport, walking and cycling;
- its impact, including any cumulative impact, on the vitality and viability of a centre defined in a Highland development plan;
- its fit with the aim of creating a retail hierarchy in which travel is minimised;
- whether the type and scale of development proposed can reasonably be accommodated within a centre defined in the Plan;
- the extent to which the proposals meet with identified deficiencies;
 - whether any developer funded mitigation of the above is offered.

Predicted impact (+ green = positive, - red = negative, 0 yellow = neutral)

SEA Objective	Human Health	Noise	Crime	Social Inclusion	Historic Environment	Landscape/Townscape	Local Distinctiveness	Open Space	Housing in the Countryside	Built Environment	Climate Change	Renewable Energy	Waste Management	Energy	Sustainable Housing Techniques	Air Pollution	Sustainable Travel	Public Transport	Water Environment	Water Abstraction	Contamination	Designated Wildlife/Protected Species	Biodiversity	Access to Wildlife	Possible Mitigation of Negative Effect
Commerce	+	-	0	+	0	0	0	0	0	0	+	0	+	+	0	0	+	+	0	0	0	0	0	0	

8.4 Summary of the Plan's General Policies and their relationship with the SEA Objectives

The main policies that may impact on the SEA Objectives are Policy 1 Settlement Development Areas, Policy 3 Wider Countryside and Policy 16 Housing in the Countryside. As stated above these potential negative environmental impacts can be offset by designing developments to promote active travel, encouraging recycling and renewable energy production, and highlighting the designated areas which should be treated sympathetically.

Assessment of Plan Allocations

8.5 How Environmental Problems were Considered in the Plan Allocations

When considering the allocation of sites for uses such as housing, business and community, we need to take into account the environmental issues facing The Highland Council. The Plan allocations have, where possible, tried to avoid sites or interests that are designated for their natural, built and cultural heritage. However, there is considerable pressure for housing in the area, particularly affordable housing and this has led to conflict between socio-economic and environmental interests. In order to fully consider the possible environmental problems that may be created by the Plan allocations we have assessed each proposed site against a set of criteria contained in a matrix which is shown below:-

SEA SITE ASSESSMENT MATRIX

SITE REFERENCE:

NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?			
2	Will the allocation encourage walking, cycling and public transport use?			
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?			
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?			
5	Are there scope for road safety measures as part of the allocation?			
6	Is the allocation near any existing "bad neighbour" uses?			
7	Are there any contaminated land issues affecting the allocation?			
8	Will the allocation affect any landscape designation?			
9	Is the allocation on derelict, vacant or other brownfield land?			
10	Is the allocation within the current settlement boundary?			

NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of value for recreation (wild land)?			
13	Will the allocation affect a Conservation Area?			
14	Will the allocation impact on any listed building? and/or its setting?			
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?			
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?			
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?			
19	Will the allocation affect any protected or priority habitat or species?			
20	Is the allocation likely to provide or use energy from a local, renewable source?			
21	Is the allocation at risk from fluvial or coastal flooding?			
22	Will the allocation impact on ground water or surface water drainage, in the area?			
23	Will the allocation have a physical impact on existing watercourses?			
24	Will the allocation offer opportunities for sustainable waste management?			
25	Can the allocation be connected to the public water and sewerage system?			
26	Will the allocation have a significant impact on the local landform?			
27	Will the allocation affect or be affected by coastal erosion?			
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?			
29	Will the allocation have any impact upon local air quality?			
30	Will the allocation have an impact on light pollution levels?			

8.6 This matrix has been completed for each of the 'Site Options' and has provided a means of assessing the sustainability of each Plan proposal. The assessment of each 'Site Option' is contained in Appendix 3 at the end of this document.

8.7 Mitigation

The matrices have flagged up potential problems with regard to the likelihood of an allocation interfering with LBAP species and habitats, designated areas such as NSAs, SPAs and SSSIs, flood risk potential, contamination issues and the historic environment. Where a problem has been identified a means of avoiding, minimising and mitigating the potential negative impact has been offered.

8.8 Examples of SEA Assessments

South of Oakwood Place, Ardgay

This site has been allocated with an indicative capacity of 20 units. There is currently an access path through this site into the Community Woodland; any development should ensure that access to the community woodland is maintained.

The site is at the entrance to the village and is within the Dornoch Firth National Scenic Area; any development will require sensitive siting and design and will need to ensure that the entrance to the village remains attractive.

In order to mitigate against the loss of woodland, planting should be retained along the south west of the site.

Dornoch North, Dornoch

The site comprises an area of 18.5ha and is allocated for a mix of uses, primarily for the provision of housing to serve the growth of the community throughout and beyond the plan period. The development site is sited to the north of the settlement on land currently under agricultural use.

The open nature of the site highlights the need for sensitive siting and design. Early structural planting and landscaping will enhance the landscape setting and provide habitats to enable the enhancement of native biodiversity.

The creation of strong footpath linkages with the existing community will assist in the integration of the development with the existing community. Design of development should also observe architectural cues from the historic centre of the village.

9. Future Development of the Local Plan and SEA

9.1 Public Consultation

The Plan together with this Environmental Report, will be lodged on public deposit. This is the formal objection phase of the Plan and will last twelve weeks during Autumn 2007 and Winter 2007/08. The Plan text and press advertisements will explain the process for comments and objections.

9.2 Next Steps

Following the formal objection period the next steps and approximate timescales will be:

Time	Stage	Detail
9 November 2007 - 1 February 2008	Publication of Proposed Plan accompanied by Report of Publicity and Environmental Report (Strategic Environmental Assessment)	Invitation for objections and representations over 12 weeks. Ward-based consultation
April 2008	Report to Joint Ward Business Meeting on Representations	
May 2008	Report to Planning, Environment and Development Committee on any pre-Inquiry changes to the Plan	negotiations to resolve objections
Autumn 2008	Public Local Inquiry/Hearing	subject to unresolved objections
Autumn 2008	Post-Inquiry Modifications	
Winter 2008	Adoption of the Local Plan	

APPENDIX 1: RELEVANT DOCUMENTS FOR SUTHERLAND

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		
<p>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>	<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>
<p>Kyoto Protocol (1998)</p>	<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>
<p>European Climate Change Programme (2005)</p>	<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>

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
<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. 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>

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
<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 a proposed development site, and licence requirements should be clearly stated in the Developer Requirements text.</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>
<p>EU Wild Birds Directive (79/409/EEC)</p>	<p>Protection scheme for all of Europe's wild birds, identifying 194 species and sub-species.</p> <p>Provides a framework for the conservation of wild birds in Europe. The Directive requires the identification of Special Protection Areas (SPAs) to conserve rare or vulnerable species.</p> <p>Aims to sustain populations of naturally occurring wild birds by sustaining areas of habitats in order to maintain populations at ecologically and scientifically sound levels.</p>	<p>Adequate consideration will be given to the impacts affecting biodiversity, with support for more detailed assessment at the local level where appropriate.</p> <p>The Local Plan must ensure that the ecological value of important SPAs is not undermined.</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
EU Habitats Directive (92/43/EC)	Aims to ensure biodiversity by conserving natural habitats of wild flora and fauna. It requires Special Areas of Conservation (SACs) to be identified which form a network of protected areas called Natura 2000 along with SPAs. Projects are only permitted on such sites under exceptional circumstances. Also aims to maintain, or restore, in a favourable condition designated natural types and habitats of designated species.	Ensure that the Plan is mindful of the list of sites of the natural habitats and species and take appropriate steps to avoid the deterioration of these habitats and avoid disturbance of scheduled, scarce or rare species. Ensure that schemes pursuant to the Plan do not result in damage to special areas of conservation. Adequate consideration will be encouraged of impacts affecting biodiversity with support for more detailed assessment at the local level where appropriate. The Plan must not designate projects to be constructed either in SACs or in regional SPAs unless there are imperative reasons of overriding public interest for their development.
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 Local authority should be aware of the NATURA 2000 sites and protect the setting of these areas from unsympathetic development through the development plan process.
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.
UK National Tier		

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.
Department for the Environment, Food and Rural Affairs (DEFRA) UK Climate Change Programme (2006)	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. 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.	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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
<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. 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>
<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>

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
The Future of Air Transport (2003) White Paper	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.	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.
Forestry Commission (2004) The UK Forestry Standard: The Government's Approach to Sustainable Forestry	The two central aims of the Standard are: <ul style="list-style-type: none"> - 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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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		
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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
<p>Scotland's Transport Future (2004) Transport White Paper</p>	<p>Sets out the vision for Scotland's transport future and the strategies and structures which will achieve this.</p> <p>The objectives of the White Paper are:</p> <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 	<p>Sustainable travel patterns within the Local Plan area will be promoted to support this policy.</p> <p>Emphasis the need to explore sustainable transport modes where possible – making particular relevance to haulage by road, rail and sea.</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
<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.</p> <p>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>
<p>Changing Our Ways: Scotland's Climate Change Programme (2006)</p>	<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>

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
<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>
<p>Land Reform (Scotland) Act 2003</p>	<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>
<p>Scottish Outdoor Access Code (2003)</p>	<p>The Scottish Outdoor Access Code, which aims to support the access provisions of the Land Reform Act, is based on three key principles:</p> <ul style="list-style-type: none"> - respect the interests of other people - care for the environment - take responsibility for your own actions 	<p>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.</p>
<p>Scottish Executive (2000)</p> <p>Rural Scotland : A New Approach</p>	<p>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.</p>	<p>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.</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
<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' 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. 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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
<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>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>
<p>Scottish Executive (2003) Securing a future: Scotland's Renewable Energy</p>	<p>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.</p>	<p>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.</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
<p>Scottish Executive (2001) Potential Adaptation Strategies for Climate Change in Scotland</p>	<p>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.'</p>	<p>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.</p>
<p>Scottish Executive (2003) Let's Make Scotland More Active</p>	<p>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.</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>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>

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
Delivering a Healthy Scotland Meeting the Challenge: Health Improvement In Scotland Annual Report (2006)	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.	Take measures in the Plan to promote health lifestyles. For example protect accessible green spaces to encourage physical recreation/ active travel.
Forestry Commission Scotland (2005) Scottish Forestry Grants Scheme	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.	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.
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.

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<p>Forestry Commission Scotland (FCS) and SNH (2003) Habitat Networks for Wildlife and People</p>	<p>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.</p>	<p>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.</p>
<p>The Scottish Executive publication, 'Better bathing waters: meeting the challenges of the revised Bathing Water Directive in Scotland' (2006) (SEPA)</p>	<p>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.</p>	<p>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.</p>
<p>Groundwater Protection Policy for Scotland SEPA Environmental Policy 19 (2003)</p>	<p>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.</p>	<p>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.</p>

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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.
Water Environment and Water Services (Scotland) Act 2003 (WEWS)	<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>	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.

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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>
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.

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<p>Passed to the Future (2002) Historic Scotland Policy for the Sustainable Management of the Historic Environment</p>	<p>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:</p> <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 	<p>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.</p>
<p>Memorandum of Guidance on Listed Buildings and Conservation Areas, Historic Scotland, 1998</p>	<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 	<p>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.</p>

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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	<p>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.</p>	The Local Plan should consider areas where development may affect this industry.
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.

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<p>Scottish Executive Trunk Road Biodiversity Action Plan (TRBAP) (2000)</p>	<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. 	<p>The Local Plan should take account of any recommendations and actions outlined within the Trunk Road Biodiversity Action Plan.</p>
<p>National Waste Strategy and National Waste Plan (2003) SEPA</p>	<p>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.</p>	<p>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.</p>
<p>Scottish Water's Q and S III programme (first stage of Q and S III 2006-2010)</p>	<p>The Q and S III Programme highlights the water and waste water systems that require, and are to receive, an upgrade or growth funding.</p>	<p>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.</p>

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Scottish National Planning Policy Tier (Scottish Executive)		
Scottish Executive (2005) Modernising the Planning System White Paper	The proposals for modernisation: <ul style="list-style-type: none"> - provide proposals for new approaches to development planning, whilst maintaining their role at the centre of decision making - ensure the planning system is fit for purpose and able to respond to different types of development in the most appropriate way - encourage greater efficiency - aim to improve community participation in the process and - recognise planning's role in delivering sustainable development. 	These objectives represent a changing organisational framework for the planning system. The Plan will address issues surrounding sustainable transport for both freight and passengers. The Plan will also recognise the importance of the integration of land use and transport planning.
National Planning Framework for Scotland (2004)	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: <ul style="list-style-type: none"> - 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.

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	<p>Require the protection and where appropriate the enhancement of landscapes of historic importance including historic gardens and designed landscapes, and their settings.</p>	<p>The Plan will identify landscapes of historic importance and avoid designating sites within the setting of these.</p>
	<p>Require the excavation and recording of sites where the primary aim of preservation has not been achieved.</p>	<p>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.</p>
<p>NPPG 6 Renewable Energy Developments (Revised 2000)</p>	<p>Sets out the Executive's policies for supporting an increase in renewable energy development in Scotland. Defines the factors to be taken into account in considering policies for renewable energy developments in development plans, and when considering applications for planning permission which come before them on appeal or call-in.</p> <p>Also indicates the considerations which planning authorities should take into account when drawing-up policies in structure and local plans and when determining planning applications. These are factors which developers should take into account when preparing development proposals.</p>	<p>The Local Plan should promote renewable energy development and encourage energy efficiency in new developments.</p>

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<p>Scottish Executive NPPG 8 Town Centres and Retailing (Revised 1998) To be updated by PAN 83 Town Centre Retailing Methodologies Final Autumn 2007</p>	<p>The broad policy objectives are:</p> <ul style="list-style-type: none"> - to sustain and enhance the vitality, viability and design quality of town centres, as the most appropriate location for retailing and other related activities; - to maintain an efficient, competitive and innovative retail sector offering consumer choice, consistent with the overall commitment to town centres; and - to ensure that ways of meeting these objectives are compatible with sustainable development and, in particular, that new developments are located where there are good public transport services, and better for those walking and cycling, leading to less dependence on access by car. 	<p>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.</p>
<p>NPPG 10 Planning and Waste Management (1996)</p>	<p>Priority is now being given to the reduction of waste at source, its re-use, its recovery by recycling, and to the use of waste as a source of energy. Treatment and disposal of that which remains should be carried out in a safe and environmentally acceptable manner. All these activities need to be carried out in a manner consistent with the principle of sustainable development and without imposing an unnecessary burden on industry.</p> <p>The government's policy is to ensure that the planning system plays its part in implementing these goals.</p>	<p>The Plan will identify sites suitable for waste disposal and recycling close to waste production. 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.</p>

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NPPG 11 Sport, Physical Recreation and Open Space (1996)	Describes the role of the planning system in making provision for sports and physical recreation, and protecting and enhancing open space.	The Local Plan will include land allocations for local amenity and recreational use. The developer requirements text of the plan will also include the provision of walkways and cycle ways in some instances to support active transport and increase enjoyment of the landscape.
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 produced Winter 2007)	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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<p>NPPG 18 Planning and the Historic Environment (1999) (HS)</p> <p>SPP 23 on the Historic Environment is to update this guidance. A draft was published Autumn 2007.</p>	<p>Sets out Government planning policies in relation to the historic environment with a view to its protection, enhancement and conservation.</p> <p>Aims to provide effective protection of all aspects of the historic environment.</p> <p>The historic environment can be damaged through new infrastructure development and indirect effects associated with transport.</p>	<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. - 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.

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SPP 1 The Planning System (2002)	<p>SPP 1 provides an overview of the land use planning system in Scotland under current arrangements. It sets out the key principles and the Executive's priorities for the system to guide policy formulation and decision making towards the goal of sustainable development. It:</p> <ul style="list-style-type: none"> - outlines the purpose of the planning system; - indicates how planning can contribute to the Executive's wider objectives; - sets out the main tasks for development planning and development control; - identifies the Executive's expectations for an efficient and effective planning service; and - specifies the performance targets that the Executive and planning authorities should aim to meet in carrying out their statutory responsibilities. 	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)	<p>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.</p>	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.

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<p>SPP3 Planning for Housing (2003) Currently under review, draft produced Autumn 2007</p>	<p>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.</p>	<p>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.</p>
<p>SPP6 Renewable Energy (Consultative Draft 2006)</p>	<p>Scottish Ministers have set a target of generating forty percent of Scotland's electricity from renewable sources by 2020.</p>	<p>The Plan will support renewable energy developments and will make reference to the Council's Renewable Energy Strategy and the guidance on Designing for Sustainability.</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>
SPP10 Planning for Waste Management (2007)	<p>Priority is now being given to the reduction of waste at source, its re-use, its recovery by recycling and to the use of waste as a source of energy. Treatment and disposal of that which remains should be carried out in a safe and environmentally acceptable manner. All these activities need to be carried out in a manner consistent with the principle of sustainable development and without imposing an unnecessary burden on industry.</p>	<p>Local Plans should allocate sites for waste management in accordance with the Waste Framework Directive.</p>

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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.
SPP15 Planning for Rural Development (Consultative Draft 2005)	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.	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.

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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>
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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PAN 30 Community Engagement : Planning with People (2006)	The PAN advocates early engagement of the public in the development plan process, full consideration of community views and adequate feedback, and explanation on procedures, and the reasoning behind decisions taken.	The Local Plan will encourage the early engagement of the public in the Plan process. The Main Issues stage of the Plan will aim to find out the main concerns and issues of those living in the area, and public exhibitions and workshops will help to provide community feedback on site options.
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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<p>PAN 38 Housing Land (Revised 2003)</p>	<p>Promotes greater consistency and transparency in method. Also seeks to encourage the public and private sectors to develop a more consensual long-term view of housing land provision and work together in determining both the scale of the requirement for new housing and the location of future housing development.</p> <p>Particularly relevant to planning authorities where housing markets are buoyant. The provision of an effective policy framework for the allocation of land to meet housing requirements will involve the following:</p> <ul style="list-style-type: none"> - consideration of the views of all relevant parties on the scale and general location of housing land provision over the plan period; - adequate arrangements for the assessment and regular review of housing land requirements - a mechanism for annual monitoring to ensure that an adequate supply of effective housing land is being maintained - the role of the development plan in ensuring housing land requirements continue to be met 	<p>The Local Plan will aim to allocate an adequate supply of effective housing land for both affordable and private housing needs over the 5 year lifespan of the Plan.</p> <p>The quantity of land allocated throughout the Local Plan will be based on household projections for the area as a whole and previous housing completion rates for each individual settlement.</p>

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<p>PAN 42 Archaeology – The Planning Process and Scheduled Monument Procedures (1994) (HS)</p>	<p>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.</p> <p>Supports the associated NPPG 5 – Archaeology and Planning – which sets out the Governments 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.</p>	<p>A planning authority need to keep up to date with the latest records, new finds and legislation with regard to archaeological areas within Local Plan areas.</p> <p>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.</p>
<p>PAN 43 Golf Courses and Associated Developments (1994)</p>	<p>Golf course proposals will be assessed on the demand for such development in the area and their ability to fit into the landscape.</p>	<p>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.</p>
<p>PAN 44 Fitting New Housing Development into the Landscape (1994)</p>	<p>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.</p> <p>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.</p>	<p>Development Plans will advocate sensitive siting and design of new development within existing settlements, where possible.</p> <p>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.</p>

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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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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>	<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.</p>
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>	<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.</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
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 (2003)	Gives advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces. Supports NPPG 11: Sport, Physical Recreation and Open Space. Also sets out how local authorities can prepare open space strategies and gives examples of good practice in providing, managing and maintaining spaces. The advice relates to open space in settlements: villages, towns and major urban areas. A key aim of the PAN is to raise the profile of open space as a planning issue.	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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
<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 (RNMD) 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. 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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
<p>PAN 67 Housing Quality (2003)</p>	<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. 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>
<p>PAN 68 Design Statements (2003)</p>	<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>

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.</p> <p>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>
PAN 71 Conservation Area Management (2004)	<p>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.</p>	<p>Local Plans should prevent uncharacteristic development taking place in conservation areas.</p>
PAN 72 Housing in the Countryside (2005)	<p>This PAN aims to create more opportunities for good quality rural housing which respects Scottish landscapes and building traditions.</p>	<p>Development Plans should encourage good quality housing design and the sensitive siting of development.</p>
PAN 73 Rural Diversification (2005)	<p>The Scottish Executive is committed to supporting rural life, rural communities and the rural economy. This includes promoting sustainable development in rural areas.</p>	<p>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.</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
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.
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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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 Town Centre and Retailing Methodologies (2007)	This policy will aim to offer methodologies to sustain and enhance the vitality, viability and design quality of town centres, as the most appropriate location for retailing and other related activities.	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.
PAN 84 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.
Regional Tier		
The Highland Structure Plan Written Statement (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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.
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 were 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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.
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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.
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)	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)	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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.
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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
Loch Inchard Framework Plan March 2001	Loch Inchard 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 Inchard.
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.
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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.
SNH Dornoch Firth & Morrich More Special Area of Conservation – Advice under Regulation 33 (2) March 2006	This document is prepared to help ensure the integrity of the site is maintained and it provides conservation objectives. It provides advice on operations either on or affecting the SAC which may cause deterioration or disturbance of species or habitats for which the site has been designated.	The Local Plan will take into account unsuitable activities on or adjacent to the SAC.
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.

Name of Plan/ Programme/ Objective	Objective and Main Requirements of Plan/Programme/Objective	How is the Plan/Programme/Objective affected by the Local Plan
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.
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.

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Appendix 2: Scoping Report: Consultation Authorities' Comments & Council's Responses

Responses from the Consultation Authorities were received and are outlined in the table below along with the Council's response to how the points have been addressed in the ongoing work to produce an Environmental Report with the Proposed Plan.

Overview of Key Points on the Scoping Report	How Points Have Been Addressed in SEA
Historic Scotland	
HS will comment on the detail of policies and proposals when consulted as part of the plan preparation process.	Noted.
<ul style="list-style-type: none"> • Additional documents that may be relevant to the Local Plan: • NPPG 5 Archaeology and Planning • NPPG 18 Planning and the Historic Environment • PAN 42 Archaeology – The Planning Process and Scheduled Monument Procedures • Memorandum of Guidance on Listed Buildings and Conservation Areas, Historic Scotland, 1998 (available at http://www.historic-scotland.gov.uk/index/policyandguidance/memorandumofguidance.htm) • Passed to the Future (Historic Scotland's policy for the sustainable management of the historic environment, available at http://www.historic-scotland.gov.uk/index/policyandguidance/free-publications/free-publications-3.htm) • Scottish Executive: Changing Our Ways Scotland's Climate Change Programme • Scottish Executive: Choosing Our Future Scotland's Sustainable Development Strategy • Forestry Commission Scotland Scottish Forestry Strategy (currently in draft) • Highland Council Renewable Energy Strategy • Highland Council Local Transport Strategy • HITRANS Regional Transport Strategy (when available) • SHEP 1 	These documents will be referred to in the preparation of the Local Plan.
HS notes that "cultural heritage" has been grouped with "material assets" and "landscape" as a topic. However, they would prefer the historic environment to be considered as a distinct topic.	The matrix of questions that was prepared to assess environmental impact was altered to separate the Historic Environment topic from the others.
The Environmental Report should demonstrate an awareness of what constitutes the historic environment.	The matrix of questions that was prepared to assess environmental impact was altered to include individual questions on different aspects of the historical environment.

Overview of Key Points on the Scoping Report	How Points Have Been Addressed in SEA
Archaeological sites should be divided into Scheduled Ancient Monuments and those that are locally important sites.	The matrix of questions that was prepared to assess environmental impact was altered to separate these two issues.
The impact on Designed landscapes should be included in the Environmental Report.	The matrix of questions that was prepared to assess environmental impact was altered to include a question on Designed Landscapes.
At some point in the future Historic Scotland is likely to request that historic landscapes are taken into consideration.	Noted.
It is noted that the Local Plan will seek to take account of cultural heritage sites, however I suggest that this should be amended to “the Local Plan will seek to protect the historic environment”.	Noted.
HS notes that alternative development strategies for the Local Plan will be assessed and documented in the Environmental Report, and are content with this approach.	Noted.
SEA objective 5 will be used to assess the impacts of a particular policy or proposal on the historic environment. For clarity, I suggest amending this objective to “protect and, where appropriate, enhance the historic environment”	Noted.
Potential impacts on designed gardens and landscapes could be considered using SEA objective 5 or 6, and HS would welcome clarification in the Environmental Report as to which will be used.	The Council have taken on board comments received on the SEA objectives and this will be reflected in the Environmental Report.
May be conflict between SEA objective 5 for the historic environment and SEA objective 12 for renewable energy.	The Council have taken on board comments received on the SEA objectives and this will be reflected in the Environmental Report.
HS notes that all of the policies in the Local Plan will be assessed against all of the SEA objectives and they are content with this approach.	Noted.
You should consider the sites with full planning permission as part of the environmental baseline i.e. as though they were already developed.	Noted.
HS suggest some minor changes to the wording for questions in the matrix.	The Council have noted the suggestion to change questions to ask about impact on the historical environment and have made changes accordingly.
The assessment of Local Plan policies and proposals should consider short, medium and long term effects, permanent and temporary effects and secondary, cumulative and synergistic effects.	Noted.

Overview of Key Points on the Scoping Report	How Points Have Been Addressed in SEA
<p>Mitigation measures should be identified for all the significant environmental effects that are identified in the assessment, and should be considered using the mitigation hierarchy i.e. avoid, reduce, remedy or compensate (for negative effects) and enhancement where appropriate (for positive effects). Please note that any enhancement of the historic environment should only be undertaken where appropriate and should be discussed with Historic Scotland in the first instance when features of national interest are being considered.</p>	<p>Noted.</p>

Overview of Key Points on the Scoping Report	How Points Have Been Addressed in SEA
Scottish Natural Heritage	
<p>Additional documents that may be relevant to the Local Plan:</p> <ul style="list-style-type: none"> • The SE Circular June 2000 on the EU Habitats and Birds Directive • Scottish Biodiversity Strategy • Scottish Executive’s Advice Note on Marine Fish Farming and the Environment, Jan 2003 • Scottish Executive’s Locational Guidelines for the Authorisation of Marine Fish Farms in Scottish Waters, Oct 2002 • European Protected Species, Development Sites and the Planning System, Interim guidance for local authorities on licensing arrangements, Oct 2001. • THC’s Highland Renewable Energy Strategy • The Peatlands of Caithness and Sutherland Management Strategy 2005 - 2015 	Noted.
SNH welcomes the objectives in Table 6 relating to biodiversity, flora and fauna and SNH will be pleased to provide supporting information where required.	The Council have taken on board comments received and this will be reflected in the Environmental Report.
SNH welcomes the inclusion of remote landscapes of value of recreation (or wild land) in Table 6, and assume it relates to objective 25, but perhaps this would be better located in Table 4 as it is more akin to landscape than biodiversity, flora and fauna. Wild land is a very important resource in Sutherland and SNH would welcome the use of the more inclusive term of “wild land” in the Local Plan and SEA.	The Council have taken on board comments and this will be reflected in the Environmental Report. Further work is being undertaken by SNH, refining the boundaries of “wild land”; this will be considered when available. The Deposit Local Plan however relies on showing remote landscapes of value for recreation.
<p>Further potential issues that could be included in table 7 are:</p> <ul style="list-style-type: none"> • Cumulative effects of wind farms (of all sizes) • Impacts from potential large scale mineral extraction proposals, such as coastal super quarries • Impacts of inappropriately sited and designed development on the landscape • Loss and fragmentation of native woodland by housing development <p>The possibility of proposed nuclear generation or storage facilities should be evaluated.</p>	Noted.
In Table 7, the opportunity should be taken in column 2, ‘Implications for Local Plan’ to recognise the need to enhance or restore habitats or resources that could be under threat.	The Council have taken on board comments received and this will be reflected in the Environmental Report.

Overview of Key Points on the Scoping Report	How Points Have Been Addressed in SEA
The European Guidance (available at: http://europa.eu.int/comm/environment/eia/030923_sea_guidance.pdf) notes that any effects on protected sites and on selected species in accordance with the Habitats Directive should be part of the Environmental Report.	Noted.
SNH notes that the objectives have been split into 4 groups roughly under the SEA topic headings with Air, Water, Soil and Climatic factors amalgamated into one topic. SNH is largely happy with this approach and the SEA objectives that have been attributed to each heading.	Noted.
For Objective 12 SNH considers that there is potential for conflict with landscape objectives, specifically objective 6. There is not however a clear separate objective for protecting the general character of non-designated landscapes and this may be an omission.	The Council has taken on board the comments received in respect of this and submit that this potential impact has been recognised in looking at the internal compatibility of the objectives. It was concluded that there is still value in the objective as long as potential conflicts are recognised.
In objective 19, SNH considers that the first course of action in this objective should be to avoid water pollution and only then, at the very least limit water pollution to levels that do not damage natural systems.	Objective has been altered to reflect this and SEPA's suggestion for change.
In objective 23 the opportunity to protect, enhance and where necessary restore designated sites should be a key consideration.	Objective amended accordingly.
Objective 25 may be better worded "Provide opportunities for people to come into contact with and appreciate the natural heritage".	Objective amended accordingly.
Objective 20 should be expanded to include specific reference to peatlands.	Noted.
<p>In terms of the Biodiversity, fauna and flora heading, the guidance from ODPM also includes the objectives:</p> <ul style="list-style-type: none"> ▪ restore the full range of characteristic habitats and species to viable levels ▪ reverse the long term decline in farmland birds, ▪ ensure the sustainable management of key wildlife sites and the ecological process on which they depend <p>SNH considers that these objectives would be appropriate for consideration in the Local Plan area.</p>	This comment will be subject to further discussion.
In paragraph 4.12 it is presumed that Appendix B should read Appendix C.	Noted.

Overview of Key Points on the Scoping Report	How Points Have Been Addressed in SEA
SNH is happy with the proposal to test the individual plan or proposal against each of the objectives as detailed in the proforma in Annex C.	Noted.
SNH recommends that an additional row is added to illustrate which policy/proposal is being assessed. Further, it is recommended that additional columns are added to document the rationale for the score attributed and also to note any potential effects which might be cumulative; short, medium and long term; temporary or permanent.	The Council have taken on board comments received and this will be reflected in the Environmental Report.
Appendix D details the site assessment checklist and SNH welcomes this approach.	Noted.
The checklist could provide the opportunity to ask more specific questions.	The Council have taken on board comments received and this will be reflected in the Environmental Report.
<p><u>Policy 1</u> Policy 1 and policy 2 still apply different policy tests for a specific designated area depending on whether it lies within or outwith a Settlement Development Area (SDA).</p>	The Council have taken on board comments and this will be reflected in the Environmental Report.
<p><u>Remote landscapes of importance for recreation</u> As the approach taken is not SNH's preferred approach, we hope that the Council will review the effectiveness of this approach in raising awareness of and safeguarding areas of land with wildness qualities and to recommend changes if it appears that such an approach has not been effective.</p>	The Council have taken on board comments received and this will be reflected in the Environmental Report.

Overview of Key Points on the Scoping Report	How Points Have Been Addressed in SEA
Scottish Environmental Protection Agency	
SEPA is satisfied that all the important background information is supplied.	Noted.
<p>Additional documents that may be relevant to the Local Plan:</p> <ul style="list-style-type: none"> • The Scottish Executive publication, 'Better bathing waters: meeting the challenges of the revised Bathing Water Directive in Scotland'; • SEPA Policy 27 (Addendum); • The Council's Contaminated Land Inspection Strategy; • The Peatlands of Caithness and Sutherland Management Strategy; • Groundwater Protection Policy for Scotland (Policy 19); and • Policy on the Culverting of Watercourses (Policy 26). 	Noted.
It would have been useful at this stage to explain what the relationship between these plans, programmes and policies and the Local Plans is. This should be addressed in the ER and should be accompanied by an analysis of the relevant targets and indicators and their implications for the Local Plans.	The Council have taken on board comments received and this will be reflected in the Environmental Report.
<p>It is useful to ensure that any background information collected is directly related to those issues which the Local Plans can impact upon and which will be measured or monitored as part of the assessment or implementation. It is also obviously very relevant to ensure that the key information is actually available. For example:</p> <ul style="list-style-type: none"> • Will the energy consumption per building and per occupant be available for assessment? • Does the Local Plan influence whether companies in the area are on the European Pollution Emissions Register? • It is believed that there are no Air Quality Management Areas in the Plan areas therefore will this be a sensitive indicator? 	Noted.
SEPA considers that Table 7 provides a comprehensive list of potential environmental problems in the areas and their implications for the Local Plan.	Noted.

Overview of Key Points on the Scoping Report	How Points Have Been Addressed in SEA
<p><i>Water</i></p> <ul style="list-style-type: none"> • Flood risk; • Water quality (chemical and ecological); • Drainage issues (both foul and surface water) and use of SUDS; • Effects on coastal waters, including impacts relating to the shoreline, erosion and deposition of sediment (if relevant); • Groundwater quality (e.g. from remediation of contaminated land); • Effects on aquatic biodiversity (e.g. from changes to coastal processes, disturbance etc). <p><i>Soil</i></p> <ul style="list-style-type: none"> • Contaminated land (sources, receptors, contamination pathways, remediation, risk etc); • Impacts on groundwater, groundwater remediation; • Use of greenfield and brownfield land. <p><i>Air</i></p> <ul style="list-style-type: none"> • Impact on local air quality, particularly in relation to any declared AQMAs or where air quality thresholds are close to being exceeded; • Impacts from traffic generated by the proposals on surrounding areas. <p><i>Climate</i></p> <ul style="list-style-type: none"> • Risk to proposals from the effects of climate change (e.g. flooding). <p><i>Health</i></p> <ul style="list-style-type: none"> • Impacts on health of local communities caused by environmental effects associated with the Strategy. 	<p>Noted.</p>
<p>It would seem that at a high level the alternative of not producing new Local Plans will be considered and at a lower level alternatives of how the Plans could be approached will be considered. <u>SEPA considers this appropriate.</u></p>	<p>Noted.</p>
<p>SEA Objectives 3 and 4: Are these related more to social issues than to population and human health? If so they could be removed from the suite.</p>	<p>It is felt that these should be retained as objectives.</p>

Overview of Key Points on the Scoping Report	How Points Have Been Addressed in SEA
SEA Objective 19: While it is acknowledged that this Objective is drawn straight from the ODPM guidance SEPA would prefer a more positive and robust statement in line with those for other issues. For example, 'Avoid impact to and where possible enhance the water environment' would be easy to understand and positive.	Amended accordingly.
SEA Objective 20: Again it is acknowledged that this Objective is from the ODPM guidance. The inclusion of an alternative SEA objective 19, as suggested above, would possibly allow the removal of this Objective.	Amended accordingly.
SEA Objective 25: Is providing 'opportunities for people to come into contact with and appreciate wildlife and wild places' actually beneficial to 'biodiversity, flora and fauna'? It potentially could be argued as beneficial from a human health/exercise view point but without suitable mitigation SEA Objective 25 has the potential to have a negative impact on biodiversity, flora and fauna. SEPA suggests that this Objective be rethought.	It is felt that this objective should be retained to offer the opportunities for enhancement/interpretation. However the word "appropriate" has been added to reflect the changes.
SEPA considers the proposed matrix in Appendix C(1) a suitable method for assessment of the policies.	Noted.
SEPA considers the proposed checklist in Appendix D a suitable method for assessment of the allocations. This use of directed questioning can be very helpful in assessing the impact.	Noted.
For the avoidance of doubt the question 'can the site be connected to the public system?' could be clarified to 'can the site be connected to the public sewage system?'	Noted.
SEPA requests that a question directly related to physical impacts on watercourses is added.	The Council have taken on board comments received and this will be reflected in the Environmental Report.
A question such as 'will developing the site physically impact on any watercourses?' or 'Does the site (or boundary) include a watercourse which could be impacted by the development?' could be used.	The Council have taken on board comments received and this will be reflected in the Environmental Report.
It is a requirement of the Regulations to advise at the scoping stage the consultation period the Responsible Authority intends to specify. Normally this is agreed with the Consultation Authorities at the Scoping stage.	Noted.

Specific Environmental Issues Identified	
<p>Some specific issues which relate to Sutherland, in terms of the natural heritage include: Wild land is a very important resource in Sutherland and SNH would welcome the use of the more inclusive term of "wild land" in the Local Plan and SEA. An issue which relates specifically to Sutherland is the Bathing Waters Directive (76/160/EEC replaced by 2006/7/EC) in relation to the Bathing Beach at Dorncoch. The Regulations impose stringent bacteriological, as well as chemical, standards on waters that have been classified as Bathing Waters.</p>	<p>The Council have taken on board comments received and this will be reflected in the Environmental Report and the Site Assessment Matrices.</p>

Appendix 3 – SEA Matrices for Proposed Site Allocations

Settlements

Ward 5

- Dornoch
- Embo
- Golspie
- Brora
- Helmsdale
- Edderton
- Pittentrail

Ward 1

- Ardgay
- Bonar Bridge
- South Bonar Industrial Estate
- Rosehall
- Invershin
- Lairg
- Lochinver
- Point of Stoer
- Scourie
- Kinlochbervie
- Durness
- Tongue
- Melness
- Bettyhill
- Strathy
- Portskerra
- Melvich

Matrices for sites proposed for allocation in the above settlements: where not included following this page, are available on the Sutherland Local Plan page of our website www.highland.gov.uk

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WARD 5

SITE REFERENCE: Dornoch – Bishopfield – H1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Potential for development of footpaths within site and also linkages to centre of settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or	N	n/a	n/a

	its setting?			
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Dornoch – Earl’s Cross – H2

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	N	n/a	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Dornoch – Meadows Park Road – H3

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	+
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-	Suitable layout and design to reduce visual impact.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Dornoch – Sutherland Road - H4

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	+
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Dornoch – Dornoch North – MU1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Potential for development footpaths within site and also linkages to centre of settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Potential improvements to access roads.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Dornoch – Dornoch North Expansion – LT

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Potential for development footpaths within site and also linkages to centre of settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Potential improvements to access roads.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Dornoch – Dornoch Business Park - B1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	-	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Potential for development footpaths within site and also linkages to centre of settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+	Central location will encourage sustainable travel methods.
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Potential improvements to access roads.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	Y	-	Proposed uses compatible with adjacent existing uses.
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-‘ve	Sensitive siting and design.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Dornoch – Academy Fields - C1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	-	Potential development of recreational facilities will be aimed at enhancing the role of the site.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Potential for development of footpath linkages.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+	Central location will encourage sustainable travel methods.
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Potential improvements to access roads.
5	Is there scope for road safety measures as part of the allocation?	Y	+	
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sympathetic design and landscaping.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Embo – North of Station House – H1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	-	Contribute to adjacent provision.
2	Will the allocation encourage walking, cycling and public transport use?	N	-	Creation of footpath linkages with existing settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	-	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Embo – West Embo – MU1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	-	Creation of footpath linkages with existing settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Improvements to traffic calming & road crossing.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – Woodland Way - H1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – Sibell Road - H2

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Improved access to site.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – Adjoining Macleod House - H3

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Improved access to site.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – Rhives Farm Steading – H4

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within proposals?
2	Will the allocation encourage walking, cycling and public transport use?	N	-	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Improved access to site.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	+	Redevelopment opportunities for site.
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	n/a
19	Will the allocation affect any protected or priority habitat or species?	N	n/a	n/a
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – Ben Bhraggie Drive – H5

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – MacKay House Hostel – MU1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within proposals?
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Improved access to site.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	+	Redevelopment opportunities for site.
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	n/a
19	Will the allocation affect any protected or priority habitat or species?	N	n/a	n/a
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – Drummuie – MU2

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Development of open space provision to serve development.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Site sited adjacent new office redevelopment.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+	Proximity of employment opportunities
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Improved access to site.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Low impact form of development, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	n See tables for EPS and UK protected species . Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain, south facing site.
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – Drummuie (South) – MU3

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Site sited adjacent new housing development.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+	Proximity of new housing opportunities
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N/A	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	-	Potential for commercial/community development
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-	Opportunity to provide edge of settlement landscaping and planting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain, south facing site.
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – Rhives – MU4

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	-ve	Development of links to wider amenity/recreation opportunities.
2	Will the allocation encourage walking, cycling and public transport use?	N	-	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Improved access to site.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a.
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Low impact form of development.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Golspie – Business Park – B1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Site sited adjacent new housing development.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+	Proximity of new housing opportunities
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N/A	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain, south facing site.
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Brora – East Brora Muir - H1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important	N	n/a	n/a

	archaeological site identified in the Sites and Monuments Record?			
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Brora – Tordale - H2

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	+	n/a
10	Is the allocation within the current settlement boundary?	Y	+	Provision of amenity space within housing proposals
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important	N	n/a	n/a

	archaeological site identified in the Sites and Monuments Record?			
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that emits light downwards.

SITE REFERENCE: Brora – West of Masonic Hall - H3

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important	N	n/a	n/a

	archaeological site identified in the Sites and Monuments Record?			
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Brora – Rosslyn Street/former MacKay’s Yard - H4

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Brora – south of Academy Street - H5

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Brora – Old Woollen Mill - H6

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	+	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Brora – former Radio Station – MU1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	+	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-	Removal of vacant building and potential for sympathetic landscaping
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Brora – adjoining Industrial Estate – I1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	-	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+	Potential for bus service subsidy/halt
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	N	n/a	n/a.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	-	Potential for site development
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Potential through development of site to incorporate landscaping/planting to address impact.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	N	n/a	n/a

SITE REFERENCE: Helmsdale – north of Rockview Place - H1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	N	-	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	+	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Helmsdale –west of primary school - H2

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	+	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Helmsdale – St. John’s Church - H3

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	N	n/a	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	+	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Helmsdale – Simpson Crescent –H4

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	N	n/a	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Setback of development from low cliff. Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	+	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	South facing - potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Helmsdale – Shore Street – MU1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	N	n/a	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	+	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Helmsdale – north of Industrial Estate – I1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	-	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	N	n/a	n/a.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	-	Potential for site development
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	N	n/a	n/a

SITE REFERENCE: Helmsdale –North Helmsdale - LT

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	+	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Edderton – West of Station Road – H1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Creation of footpath linkages with existing settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	-	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage. Improvements to pedestrian access.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	Y	-ve	Development layout to reduce impact and increase preservation and interpretation of standing stone.
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Edderton – Adjacent Glebe Cottage – MU1

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Existing footpath linkages with existing settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Improvements to traffic calming & road crossing..
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design, incorporation of landscaping and planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	Need to address through Sustainable Urban Drainage System (SUDS).
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+	Potential for site design to maximise solar gain
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Council policy is to only approve lighting that does not emit light upwards.

SITE REFERENCE: Pittentrail - H1 - Opposite the garage

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species . Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

SITE REFERENCE: Pittentrail - MU1 - Mart and adjoining land

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, down ward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	n/a	A site history considering the previous use is required. Dependant on the site history an assessment of potential contamination issues may be required.
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

WARD 1

SITE REFERENCE: Ardgay - H1 - South of Oakwood Place

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	Ensure access to Community Woodland is reserved. Any development should provide useable Public Open Space.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	Realignment of access road.
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a

14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	Retain planting to south west of site
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights.

SITE REFERENCE: Ardgay - H2 - Adjacent to primary school & north of church street

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	Useable public open space should be created.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y/N	+/-ve	Land adjacent to Primary School is within the current settlement boundary.
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or	Y	-ve	Adjacent to listed building – careful siting and design required.

	its setting?			
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	n/a Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights.

SITE REFERENCE: Ardgay - B1 - Ardgay Railway Station Yard (north)

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	-ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	Adopt road into station
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	n/a	An assessment of potential contamination issues would be required.
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design
9	Is the allocation on derelict, vacant or other brownfield land?	Y	+ve	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights

SITE REFERENCE: Ardgay - B2 - Ardgay Railway Station Yard (south)

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	n/a	An assessment of potential contamination issues will be required.
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design
9	Is the allocation on derelict, vacant or other brownfield land?	Y	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	N	n/a	n/a

SITE REFERENCE: Ardgay - LT1 - North of Manse Road

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	Useable public open space should be created.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a

15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights.

SITE REFERENCE: Bonar Bridge - H1 - Swordale

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights

SITE REFERENCE: Bonar Bridge - MU1- Cherry Grove

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Careful design of housing in eastern end of site
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	Y	n/a	May be some archaeological remains that require to be investigated.
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights

SITE REFERENCE: Bonar Bridge - LT1 - South of Cherry Grove

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+ve	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights

SITE REFERENCE: Bonar Bridge - I1 - South Bonar Industrial Estate

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	-ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing "bad neighbour" uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	n/a	An assessment of potential contamination issues would be required.
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design
9	Is the allocation on derelict, vacant or other brownfield land?	Y	+ve	n/a
10	Is the allocation within the current settlement boundary?	Y	+ve	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	n/a
19	Will the allocation affect any protected or priority habitat or species?	N	n/a	n/a
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights

SITE REFERENCE: Rosehall - H1 - Rear of Post Office

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights

SITE REFERENCE: Rosehall - H2 - Opposite the Post Office

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	n/a	A site history considering the previous use is required.
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	Y	-ve	Be aware of proximity to Invercassley House (B Listed building)
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Along edge of river
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights

SITE REFERENCE: Invershin - H1 - Former Balblair Workings

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	-ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	n/a	A site history considering the previous use is required. Dependant on the site history an assessment of potential contamination issues may be required.
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Southern end of site
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights

SITE REFERENCE: Lairg - H1 - South west of Main Street/between caravan site/former Sutherland Arms/Black Bridge

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

SITE REFERENCE: Lairg - H2 - North of Manse Road

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing "bad neighbour" uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

SITE REFERENCE: Lairg - H3 - East of Manse Road

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing "bad neighbour" uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

SITE REFERENCE: Lairg - H4 - Ord Place

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	Adjacent to listed building therefore careful siting and design required.
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
23	Will the allocation have a physical impact on existing watercourses?	Y	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	n/a	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights.

SITE REFERENCE: Lairg - MU1 - Former Hotel and Outbuildings

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide on site SUDS ponds
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

SITE REFERENCE: Lairg - B1 - Former Laundry

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	n/a	An assessment of potential contamination issues would be required.
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	- n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

SITE REFERENCE: Lairg - B2 - West of Church Hill Road

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

SITE REFERENCE: Lairg - LT1 - North of Milnclarin towards Lairg Muir

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

SITE REFERENCE: Lairg - LT2 - North west of Lochside

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	Extension of footpath on Manse Road
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a

16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

SITE REFERENCE: Lochinver - H1 - Sheep stock pens area north of Inver Park

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and good design
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	Yes, generic native biodiversity enhancement.

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
19	Will the allocation affect any protected or priority habitat or species?	N	n/a	n/a
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	Make the most of the southerly aspects
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Lochinver - H2 - Cnoc A' Mhuilinn

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	Y	+ve	Moving the speed restriction and provision of a footpath link.
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing "bad neighbour" uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	A design statement is required. Also development will give visual improvement to the village entrance.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Ensure new buildings are visually contained within the skyline and provide appropriate treatment of road frontage to improve the approach to Lochinver.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important	N	n/a	n/a

	archaeological site identified in the Sites and Monuments Record?			
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	n/a	n/a
26	Will the allocation have a significant impact on the local landform?	Y	+ve	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Lochinver - I1 - Culag Harbour

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	Y	-ve	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and good design
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?			
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	+ve	n/a
27	Will the allocation affect or be affected by coastal erosion?	Y	-ve	Developers are required to carry out a flood risk assessment in line with SPP7 as part of the site lies within a 1 in 200 year risk of coastal flooding
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Lochinver - I2 - Land adjacent to the Assynt Leisure centre

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	Y	-ve	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	-ve	A site history considering previous uses is required before determining whether an assessment of potential contamination issues is required.
8	Will the allocation affect any landscape designation?	Y	-ve	Buildings should be kept low and within the envelope of the quarry and finished in suitable natural materials.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Buildings should be kept low and within the envelope of the quarry and finished in suitable natural materials.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and	N	n/a	n/a

	Monuments Record?			
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	n/a	Trees already removed from the site
19	Will the allocation affect any protected or priority habitat or species?	N	n/a	Yes, generic native biodiversity enhancement.
20	Is the allocation likely to provide or use energy from a local, renewable source?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	The developer is required to carry out a flood risk assessment in line with SPP7 in order to demonstrate that proposals enable emergency access to the site during 1 in 200 year events.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	Development should be set back from the quarry walls with no further quarrying of the rock faces
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Lochinver - LT1 - West of the Coast Guards

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	-ve	A site history considering previous uses is required before determining whether an assessment of potential contamination issues is required.
8	Will the allocation affect any landscape designation?	Y	-ve	The site has long term potential which should be fulfilled after other opportunities within Culag have been taken forward. Buildings should be kept low and within the envelope of the quarry and finished in suitable natural materials.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Buildings should be kept low and within the envelope of the quarry and finished in suitable natural materials.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important	N	n/a	n/a

	archaeological site identified in the Sites and Monuments Record?			
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?			The developer is required to carry out a flood risk assessment in line with SPP7 in order to demonstrate that proposals enable emergency access to the site during 1 in 200 year events.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	Development should be set back from the quarry walls with no further quarrying of the rock faces
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	Make the most of the southerly aspects
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Lochinver - H3 - Glen Canisp

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	-ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	The road network will need to be improved to accommodate additional development
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting within cnocan landscape - a design statement is required.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting within cnocan landscape - a design statement is required.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a

17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	The scale of development proposed and funding from Communities Scotland could help bridge the gap between the Scottish Water contribution and the actual cost.
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	Make the most of its southerly aspects
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Point of Stoer - H1 - West of the School

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Housing should be dispersed in similar density to surrounding area, and should be single-storey and simple in design.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Remains of the boundary stone wall should be left as intact as possible and any alteration requires an extensive photographic record to be made recording the feature in its original setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important	N	n/a	n/a

	archaeological site identified in the Sites and Monuments Record?			
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	Make the most of the southerly aspects
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Point of Stoer - H2 - South of the radio mast

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	-ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	N	n/a	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Development should be dispersed and sympathetically sited within the landscape to minimise earthworks, and the need for blasting.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	The heights, rooflines and orientations could be varied to reflect the underlying terrain.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and	N	n/a	n/a

	Monuments Record?			
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19 .	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species . Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	-ve	Development should be dispersed and sympathetically sited within the landscape to minimise earthworks, and the need for blasting
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	Make the most of the southerly aspects
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Scourie - H1 - East of the football pitch

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	n/a
5	Is there scope for road safety measures as part of the allocation?	N	-ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and good design
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Scourie - H2 - West of the School

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	A design statement required to ensure sensitive siting respecting existing landform and good design
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Kinlochbervie - H1 - North of Innes Place

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	Y	-ve	In order to gain access the playpark will need to be relocated.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and good design
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Set back any development from the edge of Loch Innis
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Kinlochbervie - H2 - South of Mackenzie Square

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	n/a	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?			
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Kinlochbervie - H3 - Land at Cnoc Ruadh

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	n/a	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	30 mph speed limit introduced, and the junction with main road will require improvements.
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Potentially contrary to the landscape capacity study but linear development here is considered appropriate. Also as mitigation boundary stone walls should be left as intact as possible.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a

17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Kinlochbervie - H4 - Land Southeast of Kinlochbervie Hotel

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	Possible upgrading of road on lower loop and footway provision
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	n/a	Sensitive siting and good design
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Kinlochbervie - I1 - Reclaimed land at Loch Bervie Harbour

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	n/a	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Setback any development from the edge of Loch Bervie
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Durness - H1 - School Road

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	Need to ensure pedestrian safety on school road.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	If it has community support the road would need to be stopped off to through traffic to alleviate the pedestrian safety issue here.
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Can avoid ‘skylining development’ and obtain good standards of siting and design
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	n/a	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	Make the most of its southerly aspects
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Durness - MU1 - Adjacent the war memorial

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	+ve	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	Y	n/a	Protect the setting of the war memorial
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species . Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Durness - MU2 - Adjacent to the village shop

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	n/a	Sensitive siting and design. Also the allocation will not extend the settlement significantly further towards the coast than Hames Place
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a

17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Durness - West of the village hall - MU3

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Good siting and design
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Tongue - Varich Place - H 1

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	Y	-ve	If need be an odour management plan can be carried out
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Careful siting and design
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Tongue - West of the Manse - MU1

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	Y	-ve	In the current Local Plan this area was identified as having potential for a small public park.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Careful siting and design. A design statement is required.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design. A design statement is required.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	Y	-ve	Safeguard the setting of the church and its manse and maintain the relationship and visual link between them. A design statement is required.
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Tongue - North of St Andrews Church - MU2

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	Footway to connect to existing
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	Y	+ve	Moving the speed limit
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing "bad neighbour" uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Careful siting and design
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	Y	n/a	Proposals should be sympathetic towards the setting of the church.
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	Perhaps marginal as it stand but if intervening land west of the Manse comes forward then it would make it viable
26	Will the allocation have a significant impact on the local landform?	Y	+ve	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Tongue - South of Loyal Terrace - H2

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Careful siting and design
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	-ve	The access would need to be sensitively engineered.
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Tongue - South of Hysbackie - LT3

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	n/a	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Careful siting and design and low density
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Low density development to reflect edge of settlement location
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	The low level and density of development is suitable for individual septic tanks
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Melness - West of the Josphe Mackay Court - H1

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Careful siting to protect views to the mountains and good design.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Careful siting to protect views to the mountains and good design.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Melness - Adjacent existing Caladh Sona - MU1

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	- 've	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Melness - West of Craggan Hotel - MU2

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+ve	The road would need to be brought up to adoptable standards
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Careful siting and design to ensure it fits with strong settlement pattern.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Careful siting and design to ensure it fits with strong settlement pattern.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a

17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Bettyhill - H1 - West of School

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Adherence to the design brief.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Adherence to the design brief
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-‘ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	Make the most of the southerly aspect
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Bettyhill - H2 - West of Munro Place

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	N	n/a	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	The original design brief will need to be extended to cover this land.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	+ve	The original design brief will need to be extended to cover this land.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a

18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-‘ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Bettyhill - H3 - North of Gordon Terrace

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	Possibly the creation of a one way system if the level of development envisaged is beyond the six indicated
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-‘ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Y	+ve	Make the most of south facing aspects
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Bettyhill - AH1 - East of Munro Place

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Adherence to the design brief
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-‘ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	Make the most of the southerly aspect
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Strathy - South of A836

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and good design
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	n/a
19	Will the allocation affect any protected or priority habitat or species?			
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	n/a	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Melvich - B1 - West of Melvich Terrace

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	n/a
19	Will the allocation affect any protected or priority habitat or species?			
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Melvich - H1 - West of Pentland Terrace

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
17	Will the allocation impact on any Scheduled Ancient	N	n/a	n/a

	Monument and /or its setting?			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	n/a
19	Will the allocation affect any protected or priority habitat or species?			
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SITE REFERENCE: Portskerra - H1 - Northeast of Bayview Terrace

QUESTION NO. SOURCE	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	n/a
6	Is the allocation near any existing “bad neighbour” uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design. Linear development to fit with settlement pattern.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	N	n/a	n/a
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a

17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	n/a
19	Will the allocation affect any protected or priority habitat or species?			
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

