

#### **APPENDIX 4: SEA Matrices for Deposit Draft November 2008 Site Allocations**

##### Ward 5: East Sutherland and Edderton

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

##### Ward 1: North West and Central Sutherland

- Ardgay
- Bonar Bridge & South Bonar Industrial Estate
- Rosehall
- Invershin
- Lairg
- Assynt\*(Lochinver, Point of Stoer, Drumbeg)
- Scourie & Achfary
- Kinlochbervie
- Durness & Laid
- Tongue & Melness
- Bettyhill
- Strathy & Armadale
- Melvich & Portskerra

## East Sutherland and Edderton

### 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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals, provision to be identified through development application process. The inclusion of existing amenity area within the site will provide basis for an improved facility.
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	+	Junction improvements to serve increased levels of traffic.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage. Development of masterplan will confirm any requirement for traffic management within the overall development.
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
<b>Material Asset and Landscape</b>				
8	Will the allocation affect any landscape	N	n/a	n/a

	designation?			
9	Is the allocation on derelict, vacant or other brownfield land?	Y	+	The site is currently unused for productive purpose.being retained to accommodate development.
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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. Provision of habitat on the site to enhance the natural biodiversity of the site.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and

				incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Need to address through Sustainable Urban Drainage System (SUDS). Development of masterplan for area will identify area for the provision of SUDS. Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	No watercourses pass through the site.
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling point, site will also receive kerb-side collection of garden waste and paper/cans.
25	Can the allocation be connected to the public water and sewerage system?	Y	+	May be requirement for assessment of local network, potential for requirement to upgrade identified deficiencies.
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, through optimal use of site aspect, allocated site is also sheltered from prevailing wind. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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, to address concerns to overall increase in

				unnecessary ambient light..
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**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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	The proposal will provide amenity space within overall development of the site.
2	Will the allocation encourage walking, cycling and public transport use?	Y	-ve	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. Improvemnet to existing road access point.
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
<b>Material Asset and Landscape</b>				
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	+	The site is currently unused for productive purpose.being retained to accommodate development.
10	Is the allocation within the current settlement	Y	+	n/a

	boundary?			
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly

				emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans.
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.. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	The proposal will provide amenity space within overall development of the site.
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	+	Improvements to junction of Sutherland Road and Castle Street, provision of footpath.
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
<b>Material Asset and Landscape</b>				
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	The site has been unused for productive purpose.being retained to accommodate development.
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



<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Developer requirements now indicate the potential flood risk on site and seeks assessment as part of development application process
22	Will the allocation impact on ground water or	Y	-ve	Need to address through Sustainable Urban Drainage System

	surface water drainage, in the area?			(SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans.
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open	Y	+	Provision of amenity space within housing proposals

	space within the area?			
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Developer requirements now indicate the potential flood risk on site and seeks assessment as part of development application process
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Need to address through Sustainable Urban Drainage System (SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for	Y	+	Proximity to recycling point, site will also receive kerb-side

	sustainable waste management?			collection of garden waste and paper/cans.
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. ....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				

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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Developer requirements now indicate the potential flood risk on site and seeks assessment as part of development application process.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Need to address through Sustainable Urban Drainage System (SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans. Potential for inclusion of local recycling point.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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”	N	n/a	n/a



	uses?			
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	n Developer requirements now indicate the potential flood risk on site and seeks assessment as part of development application process
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Need to address through Sustainable Urban Drainage System (SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans. Potential for inclusion of local recycling point.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development

				plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				

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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which

				encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	The allocation boundary has been amended to remove flood risk area.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Need to address through Sustainable Urban Drainage System (SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 - C1**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	N	-ve	Site allocation fulfils a wider role for recreation for the community and safeguarded to continue to meet and develop this role. ...
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 to and from this allocation..
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.

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	Need to address through Sustainable Urban Drainage System (SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Proximity to existing recycling point.
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. Applications to develop a communit facility will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	N	-	Will 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?	Y	-ve	Consideration of development application may require wider roads improvements.
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
<b>Material Asset and Landscape</b>				
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	N	n/a	n/a

	value for recreation (wild land)?			
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Y	-ve	Need to address through Sustainable Urban Drainage System

	surface water drainage, in the area?			(SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open	Y	+	n/a

	space within the area?			
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	+	Development of site will require improvements to wider road network, including traffic calming and pedestrian safety measures.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage and other appropriate measures..
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	Developer requirements seek an assessment of contamination issues for the site.
<b>Material Asset and Landscape</b>				
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	-ve	Need to develop site in sympathetic fashion to existing development reinforcing links to existing settlement.
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Need to address through Sustainable Urban Drainage System (SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
23	Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
24	Will the allocation offer opportunities for	Y	+	Proximity to recycling facility

	sustainable waste management?			
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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	N	n/a	n/a

	sustainable travel patterns?			
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Development of overall site may require wider road improvements.
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
<b>Material Asset and Landscape</b>				
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	+	The site is currently unused for productive purpose.being retained to accommodate development
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
<b>Historic Environment and Cultural Heritage</b>				
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

<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	N	-ve	Provision of contribution towards improvement of existing play area at Ross Street.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Proximity of site to local services will encourage reduce car usage.
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	N	n/a	n/a

	the allocation?			
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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	Consider proposals and ask for mitigation if necessary for impact on the listed buildings and settings at planning application stage.
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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.
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**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
<b>Population and Human Health</b>				
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	+	Proximity of site to local services will encourage reduced car usage.
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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	Consider proposals and ask for mitigation if necessary for impact on the listed buildings and settings at planning application stage.
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of

				energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space Likely to be delivered through contribution to improvement of existing facilities.
2	Will the allocation encourage walking, cycling and public transport use?	N	-	Proximity of site to local services will encourage reduced car usage.
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
<b>Material Asset and Landscape</b>				
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 existing buildings.
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

<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
23	Will the allocation have a physical impact on	N	n/a	n/a



	existing watercourses?			
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	Proximity to recycling point, site will also receive kerb-side collection of garden waste and paper/cans
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, allocation lies within existing development benefiting from protection from prevailing wind. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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	+	Proximity of site to local services will encourage reduced car usage.

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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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	Consider proposals and ask for mitigation if necessary for impact on the listed buildings and settings at planning application stage.
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
<b>Biodiversity, flora and fauna</b>				
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
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	N	n/a	n/a

	erosion?			
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. ....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 – Drumbuie – MU2**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
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	+	Formation of footpath to wards village centre, serving housing development and existing office development.
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 has been provided to the site to facilitate easier access..
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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	Consider proposals and ask for mitigation if necessary for impact on the listed building and it's setting at planning application stage.
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
<b>Biodiversity, flora and fauna</b>				
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 <a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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?	Y	-ve	Sympathetic design, landscaping and planting to mitigate visual impacts.
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. ....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
29	Will the allocation have any impact upon local air	N	n/a	n/a

	quality?			
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
<b>Population and Human Health</b>				
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	-	Proposals for site will be based around development of wider recreational use.
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
<b>Material Asset and Landscape</b>				
8	Will the allocation affect any landscape	N	n/a	n/a

	designation?			
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
<b>Historic Environment and Cultural Heritage</b>				
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	Consider proposals and ask for mitigation if necessary for impact on the listed building and it's setting at planning application stage.
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which



				encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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 and will support sustainable travel.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+	Proximity of new housing opportunities, also on bus route.
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	N/A	n/a	Existing road access to serve development.
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
<b>Material Asset and Landscape</b>				
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	N	n/a	n/a

	value for recreation (wild land)?			
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on

	surface water drainage, in the area?			surface water drainage requirements which will result in no net deficiency.
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. ....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals, may also contribute to wider provision.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Proximity of site to local services will encourage reduced car usage

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	Requirement may exist for wider traffic calming measures on roads serving development.
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans
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.Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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	+	Proximity of site to local services will encourage reduced car usage
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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.
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**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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals or contribution of improvement of existing.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Proximity of site to local services will encourage reduced car usage
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
<b>Material Asset and Landscape</b>				
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	Y	+	n/a

	boundary?			
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying

				opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 - H4**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals or contribution to improvement of nearby provision.
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
<b>Material Asset and Landscape</b>				
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

<b>Historic Environment and Cultural Heritage</b>				
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	Consider proposals and ask for mitigation if necessary for impact on the listed building and it's setting at planning application stage.
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on

	surface water drainage, in the area?			surface water drainage requirements which will result in no net deficiency.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 – H5**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				

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	+	Proximity of site to local services will contribute to reduction in car usage.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	Location near existing bus routes and access to rail station.
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	Y	+	Improvements to A9 access and to wider network.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage, changes to traffic system to facilitate safe traffic movement..
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	Removal of contaminants prior to progression of development.
<b>Material Asset and Landscape</b>				
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 of the site to use for housing development.
10	Is the allocation within the current settlement boundary?	Y	+	Effective use of brownfield land.
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans.

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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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	N	n/a	n/a

	improvements that will contribute to road safety?			
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
<b>Material Asset and Landscape</b>				
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	+	Reuse of existing site for wider community and tourist related purposes.
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
18	Will the allocation affect any natural heritage	N	n/a	Yes, generic native biodiversity enhancement.

	designation or area identified for its importance to nature conservation?			
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Not identified in SEPA Flood mapping but coastal erosion raises concerns in this respect need for Flood Risk Assessment.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Y	+	Potential for site design to maximise solar gain. Applications

	from the prevailing wind and for solar gain?			will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 – Scotia House – MU2**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	N	n/a	Informal open space will be maintained on site, housing proposals will require to provide or contribute to play areas.
2	Will the allocation encourage walking, cycling and public transport use?	Y	-	Potential for development of footpaths within site and also linkages to rest of settlement.
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?	Y	+	Potential requirement for improvements to wider road network.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Improved access from site to wider road network.
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

<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				

20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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 point, site will also receive kerb-side collection of garden waste and paper/cans.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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: Brora – Carrol House – MU3**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	N	-ve	Potential contribution towards
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Site location and existing footpath road network supports and encourages range of travel modes.
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
<b>Material Asset and Landscape</b>				
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	N	n/a	n/a



	value for recreation (wild land)?			
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Y	-ve	Need to address through Sustainable Urban Drainage System

	surface water drainage, in the area?			(SUDS). Development of masterplan for area will identify area for the provision of SUDS. Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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, through optimal use of site aspect, allocated site is also sheltered from prevailing wind. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	Council policy is to only approve lighting that does not emit light upwards, to address concerns to overall increase in unnecessary ambient light

**SITE REFERENCE: Brora – Former MacKays Garagre - MU4**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
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<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposals or contribution to improvement of nearby provision.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Proximity to recycling point, site will also receive kerb-side collection of garden waste and paper/cans
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?	Y	-ve	Investigation and removal of any identified issues.
<b>Material Asset and Landscape</b>				
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	-ve	Redevelopment and removal of dereliction
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
<b>Historic Environment and Cultural Heritage</b>				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	Y	-ve	Consider proposals and ask for mitigation if necessary for

	and/or its setting?			impact on the listed building and it's setting at planning application stage.
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
Y	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
23	Will the allocation have a physical impact on	N	n/a	n/a

	existing watercourses?			
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	Provision of amenity space within housing proposal, potential for improvement of adjacent play area or inclusion of site within overall layout.s
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?	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
<b>Material Asset and Landscape</b>				
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	+	Offers opportunity for productive use of 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?	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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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.
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**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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other	Y	+	n/a

	brownfield land?			
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on

				provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open space within the area?	Y	+	Contribution to existing nearby play facilities.
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	+	Need to address wider traffic management issues ie on-street car parking.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Improvements to traffic management as above.
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
<b>Material Asset and Landscape</b>				
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	N	n/a	n/a

	value for recreation (wild land)?			
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. ....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open	Y	+	Provision of amenity space within housing proposals



	space within the area?			
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Potential for development of 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	+	Provision of appropriate parking provision..
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?	Y	-ve	Existing use may dictate need for site investigation.
<b>Material Asset and Landscape</b>				
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	+	Part of site largely disused harbour area,benefit from reuse.
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	n Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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	+	Proximity of site to residential areas and workforce will encourage reduced car usage.
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	Y	+	Improvement of access servicing site and adjacent areas.

	improvements that will contribute to road safety?			
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				

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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	N	n/a	.....Applications will be assessed against Local Plan policy

	from the prevailing wind and for solar gain?			6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 Helmsdal/West of Primary Schoole - LT**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
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	+	Site development will require provision of appropriate access.
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

<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy	N	-ve	Applications will be assessed against LP policy 6 Designing

	from a local, renewable source?			for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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	Y	-ve	Sensitive siting and design, incorporation of landscaping and

	enjoyment of the local landscape?			planting to enhance landscape setting.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
<b>Historic Environment and Cultural Heritage</b>				
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.
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal	N	n/a	n/a

	flooding?			
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Need to address through Sustainable Urban Drainage System (SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open	Y	+	n/a

	space within the area?			
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Need to address through Sustainable Urban Drainage System (SUDS). Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. .....Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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.

**SEA SITE ASSESSMENT MATRIX: Pittentrail**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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 d n/a 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	-ve	A site history considering the previous use is required. Dependant on the site history an assessment of potential contamination issues may be required.
<b>Material Asset and Landscape</b>				
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	+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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	A Flood Risk Assessment should be submitted with any planning application
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	N	n/a	n/a



	local landform?			
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

### **North West and Central Sutherland**

#### **SEA SITE ASSESSMENT MATRIX: Ardgay SITE REFERENCE: 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
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<b>Population and Human Health</b>				
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	-ve	An assessment of potential contamination issues would be required.
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	Y	-ve	Proximity to C(S) Listed railway bridge – careful siting and

	and/or its setting?			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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	A Flood risk assessment should be submitted with any planning application.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Ardgay**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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	-ve	An assessment of potential contamination issues will be required.
<b>Material Asset and Landscape</b>				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design. Retain trees between the site and the A836.
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Ardgay**  
**SITE REFERENCE: H1 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
<b>Population and Human Health</b>				
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	N	n/a	n/a

	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?	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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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	N	n/a	n/a



	Ancient Monument and /or its setting?			
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	N	n/a	n/a

	erosion?			
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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.

**SEA SITE ASSESSMENT MATRIX: Ardgay**

**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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	Y	+ve	n/a

	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
<b>Historic Environment and Cultural Heritage</b>				
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	Adjacent to listed building – 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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying

				opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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.

**SEA SITE ASSESSMENT MATRIX: Bonar Bridge  
SITE REFERENCE: 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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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

<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net

				deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Bonar Bridge**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design 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	+ve	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

<b>Historic Environment and Cultural Heritage</b>				
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	-ve	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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net

				deficiency.
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	Retain and integrate watercourses as natural features within the development
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Invershin**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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?	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	-ve	A site history considering the previous use is required. Dependant on the site history an assessment of potential contamination issues may be required.
<b>Material Asset and Landscape</b>				
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	+ve	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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	A Flood Risk Assessment should be submitted with any planning application
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	N	n/a	n/a

	local landform?			
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Lairg  
SITE REFERENCE: 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
<b>Population and Human Health</b>				
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	-ve	An assessment of potential contamination issues would be required.
<b>Material Asset and Landscape</b>				
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	+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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
18	Will the allocation affect any natural heritage designation or area identified for its importance to	N	n/a	Yes, generic native biodiversity enhancement

	nature conservation?			
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	A Flood Risk Assessment should be submitted with any planning application
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government



				legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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	+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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	A Flood Risk Assessment should be submitted with any planning application.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	Y	-ve	Low, downward emission design

	levels?			
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**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: B3 South West of Ord Place**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
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

<b>Material Asset and Landscape</b>				
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	+ve	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
<b>Historic Environment and Cultural Heritage</b>				
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	-ve	Sensitive siting and design
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	Need to be aware of proximity to Chambered Cairns
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy	N	-ve	Applications will be assessed against LP policy 6 Designing

	from a local, renewable source?			for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	+ve
26	Will the allocation have a significant impact on the local landform?	N	+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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: C1 North West of Ferrycroft**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
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?	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
<b>Material Asset and Landscape</b>				
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	Area is identified as being of landscape value, however site identified for community use and not large scale development.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on



				provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	However for community uses not for large scale development.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	Retain and integrate watercourses as natural features with the site.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: H1 South west of Main Street**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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	Y	-ve	Sensitive siting and design required.

	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal	Y	-ve	A Flood Risk Assessment should be submitted with any

	flooding?			planning application
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	Retain and integrate watercourses as natural features within the development.
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	Master plan will be required to ensure houses are carefully designed to fit with the undulating landform
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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	+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

<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net

				deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: 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
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<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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	+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
<b>Historic Environment and Cultural Heritage</b>				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a



	and/or 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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
1	Will the allocation affect the provision of open	Y	+ve	n/a

	space within the area?			
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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	Adjacent to listed building therefore careful siting and design required. Retain trees on perimeter.

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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	A Flood Risk Assessment should be submitted with any planning application
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	Retain and integrate watercourses as natural features within the development.
24	Will the allocation offer opportunities for	Y	+ve	n/a

	sustainable waste management?			
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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.

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: H5 Opposite Fire Station**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
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	N	n/a	n/a

	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?	Y	+ve	Access onto Main Street would need to be improved
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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	N	n/a	n/a

	Ancient Monument and /or its setting?			
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	N	n/a	n/a

	erosion?			
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				

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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	A Flood Risk Assessment should be submitted with any planning application
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	Retain and integrate watercourses as natural features within the development.
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	Y	n/a	Applications will be assessed against Local Plan policy 6, on

	from the prevailing wind and for solar gain?			Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> Impacts likely

	habitat or species?			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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
29	Will the allocation have any impact upon local air	N	n/a	n/a

	quality?			
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design

**SEA SITE ASSESSMENT MATRIX: Lairg**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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	N	n/a	n/a

	the allocation?			
<b>Material Asset and Landscape</b>				
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	+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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.

<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	A Flood Risk Assessment should be submitted with any planning application
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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



**SEA SITE ASSESSMENT MATRIX: Rosehall**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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
<b>Material Asset and Landscape</b>				
8	Will the allocation affect any landscape	N	n/a	n/a

	designation?			
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
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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	<a href="#">See tables for EPS and UK protected species.</a> 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.
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and

				incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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

**SEA SITE ASSESSMENT MATRIX:**  
**SITE REFERENCE: 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
<b>Population and Human Health</b>				
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	-ve	An assessment of potential contamination issues would be required.
<b>Material Asset and Landscape</b>				
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	N	n/a	n/a

	value for recreation (wild land)?			
<b>Historic Environment and Cultural Heritage</b>				
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
<b>Biodiversity, flora and fauna</b>				
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
<b>Air, water, soil and climatic factors</b>				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-ve	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Flood risk assessment required when submitting a planning application
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.

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	Connection to public sewer required.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
29	Will the allocation have any impact upon local air quality?	Y	-ve	Potential exists for an industrial use which could have a –ve impact on air quality.
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Low, downward emission design lights

**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	N	n/a	n/a

	sustainable travel patterns?			
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 Monument and /or its setting?	N	n/a	Yes, generic native biodiversity enhancement.
18	Will the allocation affect any natural heritage designation or area identified for its importance to	Y	-‘ve	<a href="#">See tables for EPS and UK protected species.</a> Impacts likely to be minor, but difficult to mitigate due to habitat loss being

	nature conservation?			
19	Will the allocation affect any protected or priority habitat or species?	N	n/a	the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly. n/a
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	-	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.



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?	Y	-ve	Consider proposals and ask for mitigation if necessary for impact on the listed buildings and their settings if/when planning applications come forward.
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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly

21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	emerging SPG for wind energy help in identifying opportunities for renewable energy developments. n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	-	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	N	n/a	n/a

2	space within the area? 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	N	n/a	n/a

17	Monuments Record? 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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Site is at risk from flooding, a Flood Risk Assessment will be required. Built development will not generally be permitted on medium to high flood risk areas (SPP7)
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Y	-ve	Developers are required to carry out a flood risk assessment

	erosion?			in line with SPP7 as part of the site lies within a 1 in 200 year risk of coastal flooding. Possible mitigation to address coastal erosion.
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 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	<a href="#">See tables for EPS and UK protected species.</a> 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	N	-	Applications will be assessed against LP policy 6 Designing

	from a local, renewable source?			for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 - B - 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	But mitigation through design requirements, '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	N	n/a	n/a

11	boundary? Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	This is mitigated through the design requirements and development is required to be set back from the quarry walls with no further quarrying or freshening of the rock face. Industrial development would only be considered after possibilities at I1 and I2 have been exhausted.
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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying

21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	opportunities for renewable energy developments. 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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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

26	Will the allocation have a significant impact on the local landform?	N	n/a	Scottish Water contribution and the actual cost. 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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	Y	+ve	n/a

6	the allocation? 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 mix of types and styles which would reflect the area however a degree of similarity would be required to give the development a distinct design or identity.
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 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	N	n/a	Yes, generic native biodiversity enhancement.

19	nature conservation? Will the allocation affect any protected or priority habitat or species?	Y	-‘ve	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
23	Will the allocation have a physical impact on existing watercourses?	Y	n/a	Retain and integrate as natural features within development.
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	Developer requirement; An environmentally acceptable private sewerage system is required.
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 aspects. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.



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. A design statement will need to be produced and agreement reached between the council and SNH on its detail/
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	<a href="#">See tables for EPS and UK protected species</a> . 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

20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-	available on their distribution is too difficult to access quickly. Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Developer requirement; An environmentally acceptable private sewerage system is required.
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	Y	-ve	Downward lighting emissions

	levels?			
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**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 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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on

	surface water drainage, in the area?			surface water drainage which will result in no net deficiency
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government



				legislation which will help encourage mitigation.
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 - LT - 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 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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying

				opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Developer requirement; this site may be at risk of flooding. A flood risk assessment should be submitted with any planning application.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 - 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?	Y	+ve	Traffic calming measures may be required.
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?	N	n/a	n/a

	and/or 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
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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Y	+ve	n/a

	and sewerage system?			
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 - 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	Y	+ve	n/a

	the allocation?			
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	Y	-‘ve	<a href="#">See tables for EPS and UK protected species.</a> Impacts likely

	habitat or species?			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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Developer requirement; this site may be at risk of flooding. A flood risk assessment should be submitted with any planning application.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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 aspect. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
29	Will the allocation have any impact upon local air	N	n/a	n/a



	quality?			
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

**SITE REFERENCE: Kinlochbervie – H3 - 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	N	n/a	n/a

	boundary?			
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 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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Developer requirement; this site may be at risk of flooding. A flood risk assessment should be submitted with any planning application. Possible mitigation required to address coastal erosion.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Possible mitigation required to address coastal erosion.
28	Does the allocation offer opportunities for shelter	N	-ve	Applications will be assessed against Local Plan policy 6, on

	from the prevailing wind and for solar gain?			Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of

				energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 to the shop and across road 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	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?	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 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	<a href="#">See tables for EPS and UK protected species</a> . 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 – 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?	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?	Y	-ve	Consider proposals and ask for mitigation if necessary for impact on the listed building and its settings if/when planning applications come forward.
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	N	n/a	Yes, generic native biodiversity enhancement.

	nature conservation?			
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
29	Will the allocation have any impact upon local air	N	n/a	n/a

	quality?			
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, a design brief 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?	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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal	N	n/a	n/a

	flooding?			
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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. Some open space can be provided when making sure that the visual link between the church and its manse are retained.



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	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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	For category 3 sites the policy has been strengthened to acknowledge a flood risk assessment may be necessary in these circumstances.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	To retain and integrate water features as natural features within the development.
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	N	n/a	n/a

	erosion?			
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	N	n/a	n/a

	the allocation?			
8	Will the allocation affect any landscape designation?	Y	-ve	Careful siting and design - a design statement should accompany an application here
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	-ve	Developer requirement to safeguard the setting of the church. Also a design statement should accompany an application here.
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	Y	-ve	Developer requirement address any impact on the setting of Tongue House Designed landscape.
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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which

				encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	For category 3 sites the policy has been strengthened to acknowledge a flood risk assessment may be necessary in these circumstances.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	To retain and integrate water features as natural features within the development.
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 stands but if intervening land west of the Manse comes forward then it may make it viable when assessing against General Policy 7 Waste Water treatment
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	-ve	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	N	n/a	n/a

	value for recreation (wild land)?			
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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	-ve	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 Josph 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	N	n/a	n/a



	sustainable travel patterns?			
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 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	N	n/a	Yes, generic native biodiversity enhancement.

	nature conservation?			
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	-ve	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
29	Will the allocation have any impact upon local air	N	n/a	n/a

	quality?			
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

**SITE REFERENCE: Melness - West of Craggan Hotel – 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?	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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying

				opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	For category 3 sites the policy has been strengthened to acknowledge a flood risk assessment may be necessary in these circumstances.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	To retain and integrate water features as natural features within the development.
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	-ve	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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?	N	n/a	n/a

	and/or 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
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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Y	+ve	n/a

	and sewerage system?			
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 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	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
23	Will the allocation have a physical impact on	N	n/a	n/a

	existing watercourses?			
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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	N	n/a	n/a

	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?	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 Monument and /or its setting?	N	n/a	n/a
18	Will the allocation affect any natural heritage	N	-‘ve	Yes, generic native biodiversity enhancement.

	designation or area identified for its importance to nature conservation?			
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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. Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help

				encourage mitigation.
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	-ve	Possibly as beyond a certain level of development at Strathy West access improvements will need to be considered.
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 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?	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying

				opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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
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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	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	n/a
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
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	N	n/a	n/a

	erosion?			
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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 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?	Y	-ve	<a href="#">See tables for EPS and UK protected species.</a> 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	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on

				provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	For category 3 sites the policy has been strengthened to acknowledge a flood risk assessment may be necessary in these circumstances.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Best practice is encouraged by the Local Plan policy 14 on surface water drainage which will result in no net deficiency
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	To retain and integrate water features as natural features within the development.
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	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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