



Deleted: Development factors

**Prospects**

Limited potential for development has been identified at Evelix (up to 6 units) where there are opportunities for suitably sited and designed houses to consolidate the existing grouping, subject to the adequacy of services and infrastructure. A high quality of house design will be required. Necessary road improvements to serve development may be required and will be provided directly by the developer or through developer contributions. Localised flooding issues may require the preparation of a Flood Risk Assessment. Requirement to retain and integrate watercourses as natural features within the development.

**Development Factors**

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- Localised flooding issues may require the preparation of a Flood Risk Assessment.
- Requirement to retain and integrate watercourses as natural features within the development.
- Development proposals will have regard to the proximity of the River Evelix Special Area of Conservation (SAC) and the Dornoch Firth National Scenic Area;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the River Evelix SAC.

