

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

Appendix 4a – Site Assessment Introduction

This appendix details the assessment matrix used for the site assessments. Appendix 4b provides the assessments for the sites allocations in CaSPlan and appendix 4c provides the assessments for all of the alternative sites to which SEA was applied.

The assessment considers:

- What level of impact the site may have on each of the SEA Objectives and;
- Potential mitigation which may be required to maximise the positive effects and minimise the negative effects on the environment.

Each matrix also includes a justification of the assessment. This is intended to guide the reader through the decision making process.

Please note that all site assessments have been carried out assuming no mitigation.

The following table provides the list of criteria against which each site is assessed.

Site Name:		Origin:
Settlement:	GIS Site Reference:	
OS Grid Ref:	Site size (ha):	MIR Status:
Proposed Use: Site History (Including any previous planning applications and any existing local plans and proposals?) Outside Settlement Boundary? Yes/ No.		

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Insert Location Plan

Insert Photographs if available

	Water/Drainage constraints	SEA Topic	Sources of info	Pre-Mitigation score	Justification	Mitigation	Post Mitigation Score
1a	To what extent will the proposal affect existing pressures on the water environment as identified in the Scotland River Basin Management	water	Scotland's River Basin management plan RBMP Interactive Map http://gis.sepa.org.uk/rbmp/	<p>-- Development would have a significant negative impact on one or more water bodies identified in RBMP.</p> <p>- Development would have a minor negative impact one or more water bodies identified in RBMP.</p> <p>0= Development is unlikely to have any significant effects on any water bodies</p>			<p>-- Development would have a significant negative impact on one or more water bodies identified in RBMP.</p> <p>- Development would have a minor negative impact one or more water bodies identified in RBMP.</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p>

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	Plan or may have an affect on the actions being carried out by the North Highland Area Advisory Group??			<p>or water supply source</p> <p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>			<p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>
1b	<p>To what extent will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>Eg Forestry, culverts</p>	water	<p>GIS</p> <p>Site information</p> <p>identify non RBMP water bodies</p> <p>Site visit</p>	<p>--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address</p> <p>-Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p>			<p>--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address</p> <p>-Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p>

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				<p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>			<p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>
1c	To what extent could the proposal affect existing water supplies within 250 m of the development ?	water	<p>Awaiting info from environmental health</p>	<p>--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address</p> <p>-Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p>			<p>--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address</p> <p>-Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p>

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				<p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>			<p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>
	Climate Change	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
2a	What is the site overall impact in terms of carbon emissions?	Climatic factors	<p>Low Carbon Scotland</p> <p>Site information</p> <p>HwLDP</p> <p>Policy 28 and 72</p> <p>Highland Wide</p>	<p>-- 500+ houses or 20ha + of industrial or employment land. Proposal is significantly far from existing centres population or similar uses</p> <p>-- Proposal will cause a significant increase in use of private car (Co2 emissions)</p> <p>-development 50-499 houses or 3-19ha of employment/industrial land</p> <p>- Proposal is far from</p>			<p>-- 500+ houses or 20ha + of industrial or employment land. Proposal is significantly far from existing centres population or similar uses</p> <p>-- Proposal will cause a significant increase in use of private car (Co2 emissions)</p> <p>- development50-499 houses or 3-19ha of employment/industrial land</p> <p>- Proposal is far from existing centres of population and/</p>

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			Local Developm ent Plan	<p>existing centres of population and/ or similar uses</p> <p>- Proposal will cause a minor increase in use of private car</p> <p>0= Small scale proposal 1-49 houses or less than 2ha of employment/industrial land</p> <p>0= Proposal located close to existing centres of population and/or similar uses</p> <p>0= Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel</p> <p>+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport</p> <p>++ Proposal for footpath,</p>			<p>or similar uses</p> <p>- Proposal will cause a minor increase in use of private car</p> <p>0= Small Scale proposal 1-49 houses or less than 2ha of employment/industrial land</p> <p>0= Proposal located close to existing centres of population and/or similar uses</p> <p>0= Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel</p> <p>+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport</p> <p>++ Proposal for footpath, cycleway or open space that will encourage a significant reduction in use of private car</p>
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				cycleway or open space that will encourage a significant reduction in use of private car			
3a	Flood Risk To what extent is the proposal likely to be affected or have a significant impact on flood risk?	Water and climatic factors	GIS (remember to use most up to date layer Jan 2014) Site info SEPA Site visit	<p>-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk</p> <p>- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk</p> <p>0=Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues</p> <p>+ Provision of SUDS or flood management plan could address local flooding issues</p> <p>++ Provision of SUDS or Flood management Plan could address widespread flooding issues</p> <p>??= Unknown</p> <p>X=Not applicable</p>			<p>-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk</p> <p>- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk</p> <p>0=Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues</p> <p>+ Provision of SUDS or flood management plan could address local flooding issues</p> <p>++ Provision of SUDS or Flood management Plan could address widespread flooding issues</p> <p>??= Unknown</p> <p>X=Not applicable</p>

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4a	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	Water and climatic factors	<p>GIS(remember to use Jan 2014 layer)</p> <p>Site info</p> <p>SEPA</p> <p>A guide to managing coastal erosion in beach/dune systems, SNH(see map)</p> <p>http://www.snh.org.uk/publications/online/heritagemanagement/erosion/images/fig-1.gif</p> <p>Site visit</p>	<p>-- The site is in an area of significant coastal erosion and/ or Will have a significantly negative impact on coastal erosion</p> <p>- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion</p> <p>0=Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues</p> <p>+ Proposal includes mitigation to address local erosion issues</p> <p>++ Proposal includes mitigation that will address widespread erosion issues</p> <p>??=Unknown</p> <p>X=not applicable, not in an area of coastal erosion</p>			<p>-- The site is in an area of significant coastal erosion and/ or Will have a significantly negative impact on coastal erosion</p> <p>- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion</p> <p>0=Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues</p> <p>+ Proposal includes mitigation to address local erosion issues</p> <p>++ Proposal includes mitigation that will address widespread erosion issues</p> <p>??=Unknown</p> <p>X=not applicable, not in an area of coastal erosion</p>
	Biodiversity, Flora and	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score

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	Fauna						
5a	To what extent will the proposal impact on biodiversity, flora and fauna interests?	Bio flora and fauna	<p>GIS</p> <p>Scottish Biodiversity Forum</p> <p>http://www.biodiversityscotland.gov.uk/</p> <p>Consult environment team and SNH</p> <p>SNH site link</p> <p>http://gateway.snh.gov.uk/site/link/</p>	<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>-= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will help safeguard a national, local conservation or geodiversity site</p> <p>++=Proposal will improve connectivity between local,</p>			<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>-= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will help safeguard a national, local conservation or geodiversity site</p> <p>++=Proposal will improve connectivity between local, national conservation or geodiversity sites</p>

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				<p>national conservation or geodiversity sites</p> <p>site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
5b	International designation – e.g. SAC/SPA	Bio flora and fauna	<p>GIS</p> <p>SNH site link details about why site is designated</p> <p>http://gateway.snh.gov.uk/site/link/</p>	<p>--= development of site would have a likely significantly negative effect on a Natura 2000 site</p> <p>= development of the site would have a minor negative effect on a Natura 2000 site</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will contribute to a minor improve the quality of a Natura 2000</p> <p>++=Proposal will improve connectivity between local, national conservation or geodiversity sites</p> <p>++= Proposal will significantly improve the</p>			<p>--= development of site would have a likely significantly negative effect on a Natura 2000 site</p> <p>= development of the site would have a minor negative effect on a Natura 2000 site</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will contribute to a minor improve the quality of a Natura 2000</p> <p>++=Proposal will improve connectivity between local, national conservation or geodiversity sites</p> <p>++= Proposal will significantly improve the quality of a Natura 2000 site</p>

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				<p>quality of a Natura 2000 site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>X= N/A no designations apply</p> <p>??= Unknown</p>
5c	Other designation – e.g. SSSI, NNR, and locally important designations such as LNRs and LNCS	Bio flora and fauna	<p>GIS SNH site link details about why site is designated</p> <p>http://gateway.snh.gov.uk/site/link/</p>	<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>-= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will help safeguard a national, local</p>			<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>-= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will help safeguard a national, local conservation or geodiversity</p>

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				<p>conservation or geodiversity site</p> <p>++=proposal will significantly help safeguard a national, local conservation or geodiversity site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>site</p> <p>++=proposal will significantly help safeguard a national, local conservation or geodiversity site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
5d	<p>Non designated – e.g. trees, woodland, (especially woodlands in the inventory of Ancient, Semi Natural and Long Established Plantation Woodlands), species rich grasslands</p>	<p>Bio flora and fauna</p>	<p>GIS</p> <p>SNH Trees and Woodland Info and resources</p> <p>http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/woodlands/</p>	<p>--=development of site would require loss of Ancient woodland inventoried woodland or Significant Tree removal</p> <p>= Tree removal /afforestation required of non protected woodland</p> <p>=localised and medium/short term</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ Proposal will protect Ancient Inventoried woodland</p>			<p>--=development of site would require loss of Ancient woodland inventoried woodland or Significant Tree removal</p> <p>= Tree removal /afforestation required of non protected woodland</p> <p>=localised and medium/short term</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ Proposal will protect Ancient Inventoried woodland</p>

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				<p>++=Proposal will offer significant protection to Ancient Inventoried woodland</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>++=Proposal will offer significant protection to Ancient Inventoried woodland</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
5e	Protected Species affected? – e.g. bats, otters, etc	Bio flora and fauna	<p>SNH site link details about protected species</p> <p>http://gateway.snh.gov.uk/site/link/</p>	<p>--=A protected species licence will require to be obtained in order for development to proceed</p> <p>--=Widespread and long</p> <p>--=Protected Species present but licence not required due to ability to mitigate</p> <p>0=Unlikely to be any impact on protected species</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>++ Proposal would lead to a significant enhancement in the connectivity of a habitat</p>			<p>--=A protected species licence will require to be obtained in order for development to proceed</p> <p>--=Protected Species present but licence not required due to ability to mitigate</p> <p>0=Unlikely to be any impact on protected species</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for</p>

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				<p>corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>movement of wildlife, or of the quality of a BAP priority habitat</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
5f	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		<p>Environment Team</p> <p>Scottish geodiversity forum</p> <p>http://www.northwest-highlands-geopark.org.uk/</p>	<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>-= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p>			<p>would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>--= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will help safeguard a national, local</p>

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				<p>+ = proposal will help safeguard a national, local conservation or geodiversity site</p> <p>++ = Proposal will improve connectivity between local, national conservation or geodiversity sites</p> <p>X = N/A no designations apply</p> <p>?? = Unknown</p>			<p>conservation or geodiversity site</p> <p>++ = Proposal will improve connectivity between local, national conservation or geodiversity sites</p> <p>X = N/A no designations apply</p> <p>?? = Unknown</p>
5g	How will habit connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	<p>SNH site link details about protected species/habitat</p> <p>http://gateway.snh.gov.uk/site/link/</p> <p>JNCC, info about BAPs</p> <p>http://jncc.defra.gov.uk/page-5718</p>	<p>-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat</p> <p>- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat</p> <p>0 = Unlikely to be any impact on habitat connectivity</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of</p>			<p>-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat</p> <p>- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat</p> <p>0 = Unlikely to be any impact on habitat connectivity</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of</p>

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			Scottish Biodiversity Forum http://www.biodiversityscotland.gov.uk/	the quality of a BAP priority habitat ++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat X= N/A no designations apply ??= Unknown			the quality of a BAP priority habitat ++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat X= N/A no designations apply ??= Unknown
	Site Deliverability / Sustainability.	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
6a	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant	Climatic factors	HwLDP http://www.highland.gov.uk/yourenvironment/planning/development-plans/HighlandWideLocalDevelopment	-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site - Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site 0= Partially sheltered sited			-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site - Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site 0= Partially sheltered sited

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	slope / changes in level?		<p>opmentPlan.htm Policy 28</p> <p>HwLDP Sustainable design sup guidance</p> <p>Site visit</p> <p>Site info</p>	<p>by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc</p> <p>+ Minor sheltered by topography and vegetation south west or south east facing gradual slope</p> <p>++ Sheltered by topography and vegetation, south facing, gradual slope</p> <p>X=N/A No development proposed</p> <p>??= Unknown</p>			<p>by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc</p> <p>+ Minor sheltered by topography and vegetation south west or south east facing gradual slope</p> <p>++ Sheltered by topography and vegetation, south facing, gradual slope</p> <p>X=N/A No development proposed</p> <p>??= Unknown</p>
7a	Road network capable of accommodating traffic generated?		<p>GIS</p> <p>TECS</p>	<p>-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated</p> <p>- Proposal will put existing road network under strain</p> <p>O= Proposal would be easily accommodated by existing Road Network</p> <p>+ Proposal would not generate traffic or require a</p>			<p>-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated</p> <p>- Proposal will put existing road network under strain</p> <p>O= Proposal would be easily accommodated by existing Road Network</p> <p>+ Proposal would not generate traffic or require a connection</p>

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				<p>connection</p> <p>++ Proposal would improve capacity on existing road network</p> <p>X= no vehicular access required</p> <p>??=Unknown</p>			<p>++ Proposal would improve capacity on existing road network</p> <p>X= no vehicular access required</p> <p>??=Unknown</p>
7b	Are there any access constraints or opportunities ?		<p>Site visit</p> <p>Site info</p> <p>TECs</p>	<p>-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site</p> <p>- Limited opportunity/ large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated</p> <p>0= Proposal in close proximity to utilise existing connections and access</p> <p>+Opportunity to improve local access issues</p> <p>++Opportunity to significantly improve widespread access issues</p> <p>X= no vehicular access required</p>			<p>-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site</p> <p>- Limited opportunity/ large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated</p> <p>0= Proposal in close proximity to utilise existing connections and access</p> <p>+Opportunity to improve local access issues</p> <p>++Opportunity to significantly improve widespread access issues</p> <p>X= no vehicular access required</p>

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				??=Unknown			??=Unknown
8a	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	GIS Site visit	<p>-- Not within walking distance of any transport connections or services with no scope for future connections</p> <p>- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools</p> <p>And/or</p> <p>Within walking distance to a public transport connection or service</p> <p>0=Proposal within reasonable distance to limited local services/transport connections</p> <p>+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot</p>			<p>-- Not within walking distance of any transport connections or services with no scope for future connections</p> <p>- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools</p> <p>And/or</p> <p>Within walking distance to a public transport connection or service</p> <p>0=Proposal within reasonable distance to limited local services/transport connections</p> <p>+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or</p>

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				<p>food take away (medium or small service centre), appropriate school capacity and/or development could help sustain existing services</p> <p>++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services. And/ or Development will make a significant contribution to sustaining local services</p> <p>X=N/A ??=Unknown</p>			<p>small service centre), appropriate school capacity and/or development could help sustain existing services</p> <p>++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services. And/ or Development will make a significant contribution to sustaining local services</p> <p>X=N/A ??=Unknown</p>
8b	Education capacity - Secondary School Catchment Area/ Primary	Population and human health or material assets	<p>GIS (catchment area)</p> <p>School roll forecasts</p> <p>http://www.highland.gov.uk/school-forecasts</p>	<p>-- Not within walking distance of any transport connections or services with no scope for future connections</p> <p>- Development would be insufficient to sustain</p>			<p>-- Not within walking distance of any transport connections or services with no scope for future connections</p> <p>- Development would be insufficient to sustain</p>

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	school catchment area		<p>d.gov.uk/yourcouncil/highlandfactsandfigures/schoolrollforecasts.htm</p> <p>NB: forecasts are done by secondary school so if looking for primary school need to no which secondary it feeds into to get info</p>	<p>existing services or would put strain on existing services e.g. primary schools</p> <p>0= appropriate school capacity + development could help sustain existing services</p> <p>++ Development will make a significant contribution to sustaining local services</p> <p>X=N/A</p> <p>??=Unknown</p>			<p>existing services or would put strain on existing services e.g. primary schools</p> <p>0= appropriate school capacity + development could help sustain existing services</p> <p>++ Development will make a significant contribution to sustaining local services</p> <p>X=N/A</p> <p>??=Unknown</p>
9a	<p>Electricity pylons?</p> <p>Pipelines</p> <p>Bad Neighbours eg. Quarries, Windfarms,</p>	Material assets	<p>GIS</p> <p>Site info</p> <p>Site Visit</p>	<p>-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate</p> <p>And/ or Significant "bad neighbour" constraints such</p>			<p>-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate</p> <p>And/ or Significant "bad neighbour" constraints such</p>

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

	landfill etc						
			<p>as a wind farm or quarry within or very close proximity to the site, that would be incongruous to the development and would cause significant disturbance</p> <p>- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance</p> <p>0=Potential minor constraint that can be mitigated</p> <p>+ Scale of the proposal will address some localised constraints</p> <p>++ Scale of the proposal means that widespread servicing constraints will be addressed</p> <p>?? – unknown</p> <p>X – the site use proposed does not require a connection</p>				<p>as a wind farm or quarry within or very close proximity to the site, that would be incongruous to the development and would cause significant disturbance</p> <p>- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance</p> <p>0=Potential minor constraint that can be mitigated</p> <p>+ Scale of the proposal will address some localised constraints</p> <p>++ Scale of the proposal means that widespread servicing constraints will be addressed</p> <p>?? – unknown</p> <p>X – the site use proposed does not require a connection</p>

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9b	What level of work would be required to connect to a public water supply and waste drainage system?	Water/ material assets	<p>Site info GIS Scottish Water Asset Capacity Search tool (need full post code or easting/nothing links to Asset Capacity and Development Plan http://www.scottishwater.co.uk/business/our-services/new-connections/asset-capacity-search</p>	<p>-- No viable connection to the water and/or waste water network and/or mains electricity</p> <p>- Connection not available to the network but one may be viable</p> <p>0=Public water/waste water and mains connection available on site or within 200m of the site</p> <p>+ =proposal will contribute a minor improvement to public drainage or sewerage issues</p> <p>++ Scale of the proposal means that widespread drainage and sewerage issues will be addressed</p> <p>?? – it is unknown whether a connection will be available</p> <p>X – the site use proposed does not require a connection</p>			<p>-- No viable connection to the water and/or waste water network and/or mains electricity</p> <p>- Connection not available to the network but one may be viable</p> <p>0=Public water/waste water and mains connection available on site or within 200m of the site</p> <p>+ =proposal will contribute a minor improvement to public drainage or sewerage issues</p> <p>++ Scale of the proposal means that widespread drainage and sewerage issues will be addressed</p> <p>?? – it is unknown whether a connection will be available</p> <p>X – the site use proposed does not require a connection</p>
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	Human Health and recreation	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality of open space		<p>GIS</p> <p>HwLDP</p> <p>Policy 74 and 75</p> <p>Greenspace Scotland</p> <p>http://www.greenspacescotland.org.uk/audits-and-strategies.aspx</p> <p>Green networks</p> <p>http://www.snh.gov.uk/land-and-sea/managing-the-land/spatial-ecology/ty</p>	<p>-- Proposal would have a significant negative impact on quality of open space or access networks</p> <p>- Proposal would have a minor negative impact on the quality of existing open space or access networks</p> <p>0 Unlikely to have any impact on existing open space</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>			<p>-- Proposal would have a significant negative impact on quality of open space or access networks</p> <p>- Proposal would have a minor negative impact on the quality of existing open space or access networks</p> <p>0 Unlikely to have any impact on existing open space</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>

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			pes-of-network/green-networks/				
10b	To what extent will the proposal affect the quantity of open space Increase ? Decrease?		<p>GIS</p> <p>Access layers</p> <p>HwLDP</p> <p>Policy 74 and 75</p> <p>Greenspace Scotland http://www.greenspace.scot.nhs.uk/audits-and-strategies.aspx</p> <p>Green networks http://www.snh.gov.uk/land-and-sea/managing-the-land/spati</p>	<p>-- Proposal would result in significant loss of open space or access networks</p> <p>- Proposal would result in minor loss in open space</p> <p>0 There will be no net increase in open space</p> <p>+Small scale increase in open space</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>			<p>-- Proposal would result in significant loss of open space or access networks</p> <p>- Proposal would result in minor loss in open space</p> <p>0 There will be no net increase in open space</p> <p>+Small scale increase in open space</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

			al-ecology/ty pes-of-network/g reen-networks/				
10c	To what extent will the proposal affect the connectivity of open space?		<p>GIS HwLDP Policy 74 and 75</p> <p>Greenspace Scotland http://www.greenspace.scot.nhs.uk/audits-and-strategies.aspx</p> <p>Green networks http://www.snh.gov.uk/land-and-sea/managing-the-land/spati</p>	<p>-- The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal</p> <p>- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network and or</p>			<p>-- The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal</p> <p>- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network and or</p>

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			al-ecology/ty pes-of-network/g reen-networks/	Improved access to open space ++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space X= Not applicable ??=Unknown			Improved access to open space ++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space X= Not applicable ??=Unknown
10d	To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Populati on and Human health or material assets	GIS Core Path Team http://www.highland.gov.uk/leisureandtourism/what-to-see/countysideaccess/corepathplans.htm	-- Proposal would result in significant loss of open space or access networks and or Proposal would have a significant negative impact on quality of open space or access networks - Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks 0 Utilises or is in close proximity to existing connections + Improves/enhances			-- Proposal would result in significant loss of open space or access networks and or Proposal would have a significant negative impact on quality of open space or access networks - Proposal would fragment key access networks or open space and /or Proposal would have a minor negative impact on the quality of existing open space or access networks 0 Utilises or is in close proximity to existing connections + Improves/enhances green

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				<p>green network connectivity, existing open space or key access network</p> <p>++ Creates new open space, new access network or makes significant contribution to green network</p> <p>X= Not applicable</p> <p>??=Unknown</p>			<p>network connectivity, existing open space or key access network</p> <p>++ Creates new open space, new access network or makes significant contribution to green network</p> <p>X= Not applicable</p> <p>??=Unknown</p>
10e	To what extent will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		<p>GIS</p> <p>HwLDP</p> <p>Policy 74 and 75</p> <p>Greenspace Scotland http://www.greenspacescotland.org.uk/audits-and-strategies.aspx</p> <p>Green networks http://www.snh.gov</p>	<p>-- Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal</p> <p>- The proposal does not connect or relate well to existing open space or access networks or green networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p>			<p>-- Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal</p> <p>- The proposal does not connect or relate well to existing open space or access networks or green networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p>

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			uk/land-and-sea/mana-ging-the-land/spati-al-ecology/ty-pes-of-network/green-networks/	++ Creates new open space, new access network or makes significant contribution to green network X= Not applicable ??=Unknown			++ Creates new open space, new access network or makes significant contribution to green network X= Not applicable ??=Unknown
	Waste and natural resources	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	Soils and material assets	GIS http://www.buildingsatriskregister.org.uk/ SVDLS (Further info codes etc see Hamish/Douglas)	--Development would create brownfield land or vacant buildings -Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings 0=Scale or type of proposal unlikely to effect brownfield land + Minor redevelopment of brownfield land and/or existing buildings			--Development would create brownfield land or vacant buildings -Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings 0=Scale or type of proposal unlikely to effect brownfield land + Minor redevelopment of brownfield land and/or existing buildings

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				<p>++ Significant/large scale redevelopment of brownfield land and/or existing buildings</p> <p>X No opportunities to make use of brownfield land or remediate contaminated land</p> <p>X= N/A no brownfield Land onsite</p> <p>??=Unknown</p>			<p>++ Significant/large scale redevelopment of brownfield land and/or existing buildings</p> <p>X No opportunities to make use of brownfield land or remediate contaminated land</p> <p>X= N/A no brownfield Land onsite</p> <p>??=Unknown</p>
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?		<p>GIS</p> <p>SVDLS (ask Hamish/Douglas may be some info about contamination</p> <p>Info from Environmental health</p> <p>Site Info (former use could indicate potential</p>	<p>--Large scale contaminated soil present onsite</p> <p>-Potentially contaminated land or small amount of contaminated soil identified on site</p> <p>0=Scale or type of proposal unlikely to effect contaminated land</p> <p>+ Will remediate minor contamination or small scale contamination onsite</p> <p>++ Will remediate significant contamination or large scale contamination</p> <p>X No contamination present</p>			<p>--Large scale contaminated soil present onsite</p> <p>-Potentially contaminated land or small amount of contaminated soil identified on site</p> <p>0=Scale or type of proposal unlikely to effect contaminated land</p> <p>+ Will remediate minor contamination or small scale contamination onsite</p> <p>++ Will remediate significant contamination or large scale contamination</p> <p>X No contamination present</p>

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			contamina tion) Site Visit	??=Unknown			??=Unknown
11c	To what extent will the proposal result in the loss of Greenfield land?		Site visit GIS	-- Large-scale use of Greenfield land -Small scale use of greenfield land 0=Scale or type of proposal unlikely to result in loss of greenfield land + Proposal will protect greenfield land on a local scale ++ Proposal will enhance the geodiversity of greenfield land X= No Greenfield Land ??=Unknown			-- Large-scale use of Greenfield land -Small scale use of greenfield land 0=Scale or type of proposal unlikely to result in loss of greenfield land + Proposal will protect greenfield land on a local scale ++ Proposal will enhance the geodiversity of greenfield land X= No Greenfield Land ??=Unknown
11d	To what extent will the proposal allow for the reuse of an existing structure?		Buildings At Risk Register http://www.buildingsatrisk.org.uk/ SVDLS	--Development would create brownfield land or vacant buildings -Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			Development would create brownfield land or vacant buildings -Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings

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			(Further info codes etc see Hamish/Douglas)	<p>0=Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings</p> <p>+ Minor redevelopment of brownfield land and/or existing buildings</p> <p>++ Significant/large scale redevelopment of brownfield land and/or existing buildings</p> <p>X No opportunities to make use of brownfield land or remediate contaminated land</p> <p>X= No Greenfield Land</p> <p>??=Unknown</p>			<p>0=Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings</p> <p>+ Minor redevelopment of brownfield land and/or existing buildings</p> <p>++ Significant/large scale redevelopment of brownfield land and/or existing buildings</p> <p>X No opportunities to make use of brownfield land or remediate contaminated land</p> <p>X= No Greenfield Land</p> <p>??=Unknown</p>
12a	To what extent does the proposal lead to a disturbance of carbon rich soils including peat/wetlands?	Soils and Climatic factors	<p>GIS</p> <p>Peatlands and climate change mitigation</p> <p>Wetlands</p> <p>Scotland's Soils</p> <p>http://www</p>	<p>--Will cause significant disturbance of carbon rich soils/wetlands</p> <p>- Minor disturbance of carbon rich soils/wetlands</p> <p>0=Scale or type of proposal unlikely to effect on soil or croft land</p> <p>+ Small area of carbon rich soil/wetlands safeguarded</p>			<p>--Will cause significant disturbance of carbon rich soils/wetlands</p> <p>- Minor disturbance of carbon rich soils/wetlands</p> <p>0=Scale or type of proposal unlikely to effect on soil or croft land</p> <p>+ Small area of carbon rich soil/wetlands safeguarded</p>

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			w.soils-scotland.gov.uk/data/soil-survey	<p>from disturbance</p> <p>++ Large area of carbon rich soil/ wetlands safeguarded from disturbance</p> <p>X not applicable to type or location of development</p> <p>??=Unknown</p>			<p>from disturbance</p> <p>++ Large area of carbon rich soil/ wetlands safeguarded from disturbance</p> <p>X not applicable to type or location of development</p> <p>??=Unknown</p>
12b	To what extent does the proposal directly affect high quality agricultural soils or croft land?	soils	<p>GIS, James Hutton layer</p> <p>Crofting layer/Uniform</p> <p>Crofting Commission</p> <p>http://www.crofting.scotland.gov.uk/</p>	<p>-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land</p> <p>- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land</p> <p>0=Scale or type of proposal unlikely to effect on soil or croft land</p> <p>+ Gives small scale/local protection to 3.1 or 3.2 agricultural land or high quality croft land</p> <p>++ Will provide significant protection to 3.1 or 3.2 agricultural land or high quality croft land</p> <p>X not applicable to type or location of development</p>			<p>-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land</p> <p>- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land</p> <p>0=Scale or type of proposal unlikely to effect on soil or croft land</p> <p>+ Gives small scale/local protection to 3.1 or 3.2 agricultural land or high quality croft land</p> <p>++ Will provide significant protection to 3.1 or 3.2 agricultural land or high quality croft land</p> <p>X not applicable to type or location of development</p>

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				??=Unknown			??=Unknown
13a	To what extent will the proposal help meet the Zero Waste Plan targets? Material assets		Scotland's Zero waste plan http://www.scotland.gov.uk/Topics/Environment/waste-and-pollution/Waste-1/wastestrategy	--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill. - Will cause an increased amount of waste going to landfill O No significant impact on the amount of waste going to landfill + Will facilitate sustainable waste management at a local scale ++Will facilitate sustainable waste management at regional level X=Not applicable to type or location of development ??=Unknown			--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill. - Will cause an increased amount of waste going to landfill O No significant impact on the amount of waste going to landfill + Will facilitate sustainable waste management at a local scale ++Will facilitate sustainable waste management at regional level X=Not applicable to type or location of development ??=Unknown
13b	To what extent will the proposal minimise demand on primary	Material assets	Douglas is chasing this up with SNH ask for an	-- Will cause unsustainable use of primary resources -Will increase use of primary resources O Unlikely to have any			-- Will cause unsustainable use of primary resources -Will increase use of primary resources O Unlikely to have any

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	resources?		update	<p>significant impact on demand for natural resources</p> <p>+Will encourage sustainable use of natural resources at a local level</p> <p>++Will facilitate sustainable use of natural resources at a regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>significant impact on demand for natural resources</p> <p>+Will encourage sustainable use of natural resources at a local level</p> <p>++Will facilitate sustainable use of natural resources at a regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
13c	To what extent is the proposal in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material assets	GIS	<p>--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p> <p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a local scale</p> <p>++Will facilitate sustainable</p>			<p>--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p> <p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a local scale</p> <p>++Will facilitate sustainable</p>

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				<p>waste management at regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>waste management at regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
13d	<p>For potential suitable sites for waste management activities -</p> <p>To what extent does the `proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?</p>	Material assets	<p>Scotland's Zero waste plan</p> <p>http://www.scotland.gov.uk/Topics/Environment/waste-and-pollution/Waste-1/wastestrategy</p>	<p>--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p> <p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a local scale</p> <p>++Will facilitate sustainable waste management at regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p> <p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a local scale</p> <p>++Will facilitate sustainable waste management at regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>

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	Landscape	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
14a	<p>Landscape Designated sites</p> <p>To what extent will any designated sites affected – including National NSAs, local landscape designations and SLA?</p>	Landscape	<p>GIS</p> <p>SNH National Scenic areas</p> <p>http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/national-designations/nsa/</p> <p>HwLDP</p> <p>Policy 57</p> <p>Policy61</p>	<p>-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities</p> <p>- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p> <p>0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes</p> <p>+ Proposal offers minor or local protection to a local designated landscape or the qualities of wildness in the area/isolated cost</p> <p>++ Proposal enhances a degraded landscape character area and/or offers significant or widespread protection to a</p>			<p>-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities</p> <p>- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p> <p>0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes</p> <p>+ Proposal offers minor or local protection to a local designated landscape or the qualities of wildness in the area/isolated cost</p> <p>++ Proposal enhances a degraded landscape character area and/or offers significant or widespread protection to a regional,</p>

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				<p>regional, local designated landscape</p> <p>?? Unknown</p> <p>X = N/A</p>			<p>local designated landscape</p> <p>?? Unknown</p> <p>X = N/A</p>
14b	<p>To what extent will the proposal effect any area with strong qualities of wildness (including isolated coast)</p>		<p>GIS</p> <p>SNH</p> <p>Wildland areas of search</p> <p>http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscape-policy-and-guidance/wildland/mapping/</p>	<p>-- proposal is of a scale or nature that would result in a significant negative effect on existing landscape character, including the wildness qualities of an area/isolated coast</p> <p>- - proposal is of a scale or nature that would result in a minor negative effect on existing landscape character, including the wildness qualities of an area/isolated coast</p> <p>0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast</p> <p>+ Proposal offers minor or local protection to qualities of wildness in the area/isolated cost</p> <p>++ Proposal enhances a</p>			<p>-- proposal is of a scale or nature that would result in a significant negative effect on existing landscape character, including the wildness qualities of an area/isolated coast</p> <p>- - proposal is of a scale or nature that would result in a minor negative effect on existing landscape character, including the wildness qualities of an area/isolated coast</p> <p>0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast</p> <p>+ Proposal offers minor or local protection to qualities of wildness in the area/isolated cost</p> <p>++ Proposal enhances a</p>

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				<p>degraded landscape character area and/or offers significant or widespread protection the qualities of wildness within the area/isolated coast</p> <p>?? Unknown</p> <p>X = N/A</p>			<p>degraded landscape character area and/or offers significant or widespread protection the qualities of wildness within the area/isolated coast</p> <p>?? Unknown</p> <p>X = N/A</p>
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and</p>	Landscape	<p>GIS</p> <p>Site Visit</p> <p>HwLDP</p> <p>Policy 57</p> <p>Policy61</p> <p>SNH Landscape Character Assessment</p> <p>http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/lca/</p>	<p>--Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement</p> <p>- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate</p> <p>0=Due to scale, type or situation proposal will have a very minimal impact on the landscape</p>			<p>--Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement</p> <p>- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate</p> <p>0=Due to scale, type or situation proposal will have a very minimal impact on the landscape</p>

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	character of surrounding area?			<p>+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle</p> <p>++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement</p> <p>0 = would have no impact on landscape</p> <p>??=Unknown</p>			<p>+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle</p> <p>++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement</p> <p>0 = would have no impact on landscape</p> <p>??=Unknown</p>
15b	To what extent will the proposal be visually intrusive?		<p>GIS</p> <p>Site Visit</p> <p>HwLDP</p> <p>Policy 61</p>	<p>-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view</p> <p>- proposal would be visually intrusive in wider general scenery</p>			<p>-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view</p> <p>- proposal would be visually intrusive in wider general scenery</p>

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				<p>0 proposal would not be visually intrusive</p> <p>+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development</p> <p>++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses</p> <p>x = would have no impact on landscape</p> <p>??=Unknown`</p>			<p>0 proposal would not be visually intrusive</p> <p>+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development</p> <p>++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses</p> <p>x = would have no impact on landscape</p> <p>??=Unknown`</p>
	Cultural Heritage	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
16a	Cultural Heritage To what extent will	Cultural heritage, incl architect	GIS Historic Scotland Scheduled	-- Development of site would lead to loss or major alteration of components of a cultural heritage			-- Development of site would lead to loss or major alteration of components of a cultural heritage

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	<p>the proposal affect any scheduled monuments or their setting?</p>	<p>ultural and archaeological heritage (and links with landscape)</p>	<p>monument http://www.historic-scotland.gov.uk/searchmonuments Highland Council HER http://www.rcahms.gov.uk/canmore.html Site Visit RCAHMS (Canmore) Database</p>	<p>designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a</p>			<p>designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p>
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				new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			X=Not applicable to type or location of development ??=Unknown
16b	To what extent will the proposal affect any locally important archaeological site? (www.rcahms.gov.uk/canmore.html)	Cultural Heritage, incl archaeological heritage (and links with landscape)	Highland Council HER RCAHMS (Canmore) Database	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting</p>

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

				<p>enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16c	To what extent will the proposal affect any listed buildings and/or their setting?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	<p>GIS</p> <p>Historic Scotland listed buildings</p> <p>http://www.historic-scotland.gov.uk/historicandlistedbuildings</p> <p>Pastmap</p>	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p>

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

				<p>heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16d	To what extent will the proposal affect any Conservation	Cultural heritage, incl architect	GIS Site Visit Site Info	-- Development of site would lead to loss or major alteration of components of a cultural heritage			-- Development of site would lead to loss or major alteration of components of a cultural heritage

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	<p>Areas? (e.g. will it result in the demolition of any buildings)</p>	<p>ultural and archaeological heritage and links with landscape</p>	<p>Historic Environment team Highland Council Conservation areas http://www.highland.gov.uk/yourevironment/conservation/</p>	<p>designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a</p>			<p>designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p>
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				<p>new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	Cultural heritage, incl links with landscapes	<p>GIS</p> <p>Site Visit</p> <p>Historic Scotland</p> <p>Nationally important Gardens and designed landscapes</p> <p>http://www.historic-scotland.gov.uk/index/heritage/gardens.htm</p>	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting</p>

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				<p>enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	<p>GIS</p> <p>Site Visit</p> <p>Historic Scotland Battlefields</p> <p>http://www.historic-scotland.gov.uk/index/heritage/battlefields.htm</p>	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p>

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				<p>heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16g	To what extent will the proposal	Cultural heritage, incl	GIS Site Visit	-- Development of site would lead to loss or major alteration of components of			-- Development of site would lead to loss or major alteration of components of

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	<p>affect any World Heritage Sites? (including proposed WHS- eg Flow Country)</p>	<p>architectural and archaeological heritage and links with landscape</p>	<p>UNESCO World Country http://whc.unesco.org/en/tentativelists/5679/</p>	<p>a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features</p>			<p>a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or</p>
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				and /or Designation of a new conservation area or scheme of safeguarding X=Not applicable to type or location of development ??=Unknown			scheme of safeguarding X=Not applicable to type or location of development ??=Unknown
16h	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment ?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	GIS Site Visit	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic			-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor

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				<p>environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
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