

Highland Coastal Development Strategy:

**Strategic Environmental Assessment:
Environmental Report**

**Highland Council
May 2010**

SEA ENVIRONMENTAL REPORT – COVER NOTE

PART 1

To:

SEA.gateway@scotland.gsi.gov.uk

or

SEA Gateway
Scottish Executive
Area 1 H (Bridge)
Victoria Quay
Edinburgh
EH6 6QQ

PART 2

An Environmental Report is attached for [name of PPS]:

Highland Coastal Development Strategy

The Responsible Authority is:

Highland Council

PART 3

Contact name

Shona Turnbull

Job Title

Coastal Planning Officer

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PART 4

Signature
(electronic
signature
is acceptable)

Shona Turnbull

Date

26/05/2010

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(Including timescale and address for comments)

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Consultation Period: 31/08/09-26/10/09

Comments should be addressed to the contact details given in part 3 on page 1.

This Environmental Report has been prepared to fulfil the requirements of the Environmental Assessment (Scotland) Act 2005. The Report provides a Strategic Environmental Assessment for the Highland Council's Coastal Development Strategy. The HCDS provides guidance for the sustainable development of the Highland coastal zone between 1 km inland and out to 3 nm. It will be supplementary guidance to the proposed Highland-wide Local Development Plan.

The scope of the HCDS is to provide strategic vision and guidance for development on and around the Highland coast i.e. development in the planning sense e.g. buildings and other fixed structures of significant size, mineral workings on the land or in the sea, fish farms and harbours. The HCDS thus provides a classification of the Highland coast which is linked directly to national planning policies and which is relevant to development in the near-shore area (e.g. fish farms), but the guidance it offers is largely non-statutory and *supplementary* to the HWLDP. It does not provide strategic guidance for activities such as commercial fishing, marine nature conservation and shipping, which generally do not involve fixed structures in the sea.

The HCDS will provide baseline information that could assist with marine spatial planning that will evolve through the Scottish Marine Bill process, in particular the production of Regional Marine Plans.

The strategy covers the whole of the Highland coastline, therefore is necessarily an overarching strategy linked to many other PPS, which aims to guide development in general terms. Individual sites will be dealt with at the individual planning application stage.

The aims of the strategy are:

- guide the sustainable development and use of Highland's coastal zone whilst safeguarding its natural and cultural heritage assets;
- provide a strategic planning framework for the coast and near-shore area of Highland which takes account of national policy guidance and the need for more detailed plan coverage in appropriate areas;
- complement the statutory, terrestrial elements of the Highland-wide Development Plan in recognition of the fact that the use of near-shore waters (particularly the more sheltered water) is relevant and often closely related to use of the land adjacent.

The PPS outlines the key policies and legislation that it needs to take into consideration, followed by a brief outline of the main uses and users of the coast. This is followed by a description of the east, north and west coasts of Highland, dealing with the key issues and opportunities in each of these areas. There is an accompanying coastal classification section, which has detailed classification maps for these coasts. These will assist planners, developers and coastal users to make best use of the coastal area in a sustainable way, whilst fitting in with other key policies and guidance. It should also be used alongside existing and evolving development and local plans, acting as supplementary guidance.

This Environmental Report identifies environmental issues associated with the production and implementation of the HCDS. Any existing or potentially new coastal environmental problems, particularly those relating to areas of particular environmental importance e.g. Natura sites, are taken into account.

The likely significant effects on the environment are identified as most likely to affect biodiversity, population, soil, water, climatic factors and landscape in a range of interacting ways on a mix of timescales.

SEA objectives, an Assessment Matrix and appropriate mitigation mechanisms are identified throughout the report to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the strategy. The alternative discussed were chosen and where appropriate, modified, in consultation with the statutory consultees. The monitoring of the plan will be in line with progress on the Highland-wide Local Development Plan (HWLDP) and as per suggestions arising from the SEA process. The HCDS may also be revised and updated as the HWLDP evolves and is adopted, in order to fully integrate with it.

INTRODUCTION

Purpose of this Environmental Report and key facts

As part of the preparation of Highland Coastal Development Strategy, the Highland Council is carrying out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain PPS. SEA aims to:

- integrate environmental factors into PPS preparation and decision-making;
- improve PPS and enhance environmental protection;
- increase public participation in decision making; and
- facilitate openness and transparency of decision-making.

SEA is required by the Environmental Assessment (Scotland) Act 2005. The key SEA stages are:

Screening	determining whether the PPS is likely to have significant environmental effects and whether an SEA is required
Scoping	deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report – this is done in consultation with Scottish Natural Heritage, The Scottish Ministers (Historic Scotland) and the Scottish Environment Protection Agency
Environmental Report	publishing an Environmental Report on the PPS and its environmental effects, and consulting on that report
Adoption	providing information on: the adopted PPS; how consultation comments have been taken into account; and methods for monitoring the significant environmental effects of the implementation of the PPS
Monitoring	monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.

The purpose of this Environmental Report is to:

- provide information on the Highland Coastal Development Strategy;
- identify, describe and evaluate the likely significant environmental effects of the PPS and its reasonable alternatives;
- provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Environmental Report.

The key facts relating to the Highland Coastal Development Strategy are set out below.

Key facts relating to the Highland Coastal Development Strategy

- **Name of Responsible Authority: Highland Council**
- **Title of PPS: Highland Coastal Development Strategy**
- **What prompted the PPS: Supplementary guidance to Highland-Wide Development Plan**
- **Subject: Coastal Planning**
- **Period covered by PPS: 2009- renewal**
- **Frequency of updates: linked to monitoring requirements**
- **Area covered by PPS: Highland coastline from 1 km inland to indicatively set level of 3 nm**
- **Purpose and/or objectives of PPS: to encourage sustainable economic development whilst safeguarding key natural and cultural heritage resources of the coastal zone; advise where development would or would not be appropriate; justification for each of the above, in conjunction with the accompanying coastal classification document**
- **Contact point: Coastal Planning Team, Planning and Development Service, Highland Council, Glenurquart Road, Inverness. IV3 5NX. Tel: 01463 702270**

SEA Activities to Date

The SEA activities to date in relation to the Highland Coastal Development Strategy are shown below.

Along with the preparation of the Draft Highland Coastal Development Strategy, the following SEA steps were taken:

- Initial assessment for screening March 2009;
- Screening post views summary April 2009;
- Scoping carried out July-August 2009;
- Consideration of agency responses to scoping August 2009;
- Environmental report prepared August 2009, with statutory consultees' screening and scoping comments incorporated.
- Proposed consultation on HCDS and ER 31st August-26th October 2009 (8 weeks) (As amended in light of comments from statutory consultees and amended Highland Wide Local Development Plan consultation timetable.)
- HCDS adopted 26/05/2010
- Post adoption statement/minor amendments to ER June 2010

The SEA toolkit has been used to prepare this Environmental Report (ER), aiming to provide a clear mechanism for describing and evaluating the significant effects on the environment of implementing the Highland Coastal Development Strategy (HCDS), which is comprehensible to members of the general public.

Summary of SEPA's scoping comments:

- Provided list of additional PPS to be considered
- Provided additional information which could assist with the collection of baseline data
- Mentioned need to cover flood-risk information in more detail as an environmental problem
- Was content with alternative suggested
- Was content with issues scoped in and out
- Provided additional suggestions for assessment matrix
- Was content with consultation period suggested

Summary of SNH's scoping comments:

- Asked for clearer information on the scope of the HCDS
- Additional information sources required
- Additional baseline information required
- Re-structuring of environmental problems section required
- Asked for greater emphasis on Natura sites
- Suggested that marine regional plans, to be prepared under the Marine Bill, would in due course influence development at regional scale
- Said soil should be scoped in as an SEA issue
- Suggested re-wording of SEA objectives
- Expressed concern at the short consultation period initially proposed for the ER

Summary of Historic Scotland's scoping comments

- Provided additional sources of information: Ancient Monuments and Archaeological Areas Act 1979 & Scottish Historic Environment Policy (SHEP).
- Sought clarification on baseline data to be used in the assessment of the HCDS
- Welcomed recognition of the problems presented to the historic environment from coastal erosion and potentially inappropriate coastal development.
- Required clarification if further alternatives will be considered as the strategy is developed and how the environmental implications of various options have been taken into account in reaching a final view.
- Asked for clarification of the reasoning behind conclusions reached on SEA objectives in the matrix tables
- Expressed concern at the short consultation period initially proposed for the ER

The issues raised by the statutory consultees have been taken into account in the preparation of this Environmental Report. In particular, the consultation period has been amended to the satisfaction of all concerned.

The Highland Coastal Development Strategy context

Outline and objectives of the Highland Coastal Development Strategy

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes “*an outline of the contents and main objectives of the plan or programme*”. The purpose of this section is to explain the nature, contents, objectives and timescale of the PPS.

In its programme for 2009-2011, the Council states that it will keep existing supplementary guidance as up to date as possible and would prepare a Coastal Development Strategy by 2009. This HCDS is therefore fulfilling that commitment.

Summary of the key elements of the Highland Coastal Development Strategy

The strategy covers the whole of the Highland coastline, therefore is necessarily an overarching strategy which aims to guide development in general terms. It will provide a spatial strategy and vision for the Highland coast at the regional scale. Local guidance will be provided by local development plans and coastal plans where these are required and development of individual sites will be dealt with at the individual planning application stage.

The scope of the HCDS is to provide strategic vision and guidance for development on and around the Highland coast i.e. development in the planning sense e.g. buildings and other fixed structures of significant size, mineral workings on the land or in the sea, fish farms and harbours. The HCDS thus provides a classification of the Highland coast which is linked directly to national planning policies and which is relevant to development in the near-shore area (e.g. fish farms). However, the guidance it offers is largely non-statutory and *supplementary* to the HWLDP. It does not provide strategic guidance for activities such as commercial fishing, marine nature conservation and shipping, which generally do not involve fixed structures in the sea. However it has to take these interests into account and discusses them to an extent because they have a bearing on the economic and environmental value of our inshore waters and they impact on coastal communities.

The aims of the strategy are to:

- guide the sustainable development and use of Highland’s coastal zone whilst safeguarding its natural and cultural heritage assets;
- provide a strategic planning framework for the coast and near-shore area of Highland which takes account of national policy guidance and the need for more detailed plan coverage in appropriate areas;
- complement the statutory, terrestrial elements of the Highland-wide Development Plan in recognition of the fact that the use of near-shore waters (particularly the more sheltered water) is relevant and often closely related to use of the land adjacent.

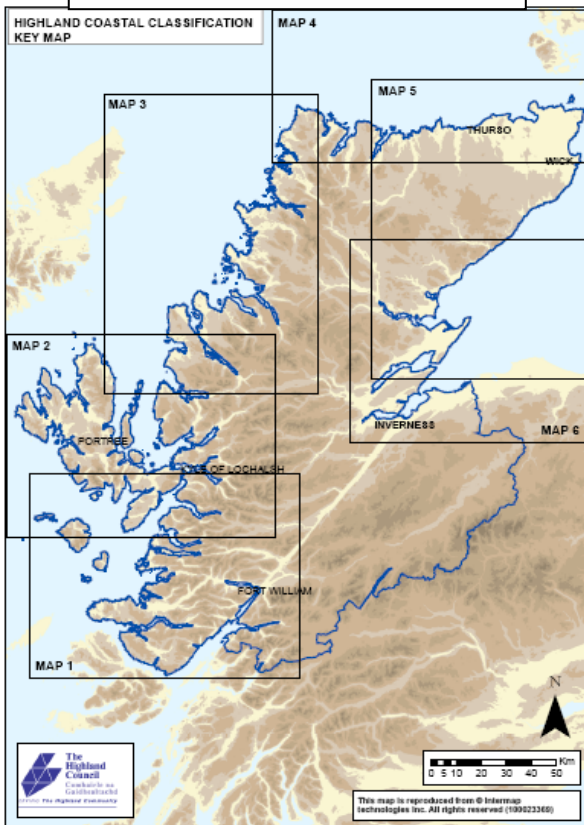
The HCDS outlines the key policies and legislation that it needs to take into consideration, followed by a brief outline of the main uses and users of the coast. This is followed by a description of the east, north and west coasts of Highland, dealing with the key issues and opportunities in each of these areas. The 14 areas covered are:

- Coastal Population
- Tourism and Recreation
- Agriculture/crofting on the coast
- Forestry and woodland management on the coast
- Aquaculture
- Inshore Fishing & Fish Processing
- Other Coastal Industries
- Coastal Water Quality and Waste Disposal
- Archaeology and Built Heritage
- Nature Conservation
- Landscape
- Energy Generation (conventional and renewable)
- Tackling Climate Change
- Scientific Research

There is an accompanying coastal classification section, which has detailed classification maps for these coasts, in accordance with NPPG 13 (see overview and sample map below). This document will assist planners, developers and coastal users to make best use of the Highland coastal area in a sustainable way, whilst fitting in with other key policies and guidance. It should also be used alongside existing and evolving development and local plans, acting as supplementary guidance. It is also a strategic link between the HWLDP and the regional plans such as Local Plans, Aquaculture Framework Plans and Local Biodiversity Action Plans. In addition, marine spatial planning will evolve with the Marine (Scotland) Bill therefore further policy development is likely to evolve in line with it, with the HCDS providing baseline information.

In this environmental report the aims of the HCDS will be considered in view of their potential environmental impact. The draft strategy can be viewed at: www.highland.gov.uk/planning/hcdis. The strategy may also be revised and updated as the HWLDP evolves and is adopted, in order to fully integrate with it.

a) Overview Map



b) Sample Coastal Classification





Map 1: a) Overview of HCDS classification map area; b) sample coastal classification map.

Relationship with other PPS and environmental protection objectives

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the PPS relationships with other relevant PPS, and how environmental protection objectives have been taken into account in the PPS preparation. This section covers these issues and describes the policy context within which the PPS operates, and the constraints and targets that this context imposes on the PPS.

As the Highland Coastal Development Strategy covers such a large area and a wide base of topics, as also suggested by the statutory consultees at the screening and scoping consultation stage, there are a significant number of documents which affects and is affected by other relevant PPS and environmental objects. It is not practical therefore to include a full detailed list of these and how they affect or are affected by, other relevant PPS and environmental objectives within the document, therefore this information is included in Appendix 1. Below in Table 1 is simply a list of the documents which may affect or is affected by other relevant PPS and environmental objectives. Some of these documents may cover issues wider than the coastal area covered by the HCDS, but may still have an impact on the Highland coast therefore are included for completeness.

Table 1: Relevant PPS

International	
	
1	EC Directive on the assessment of the effects of certain plans and programmes on the environment. Strategic Environmental Assessment (SEA) Directive (2001/42/EC)
2	European Climate Change Programme (2005) http://ec.europa.eu/environment/climat/eccpii.htm
3	EC Directive establishing a framework for Community action in the Field of Water Policy Water Framework Directive (2000/60/EC)
4	The Johannesburg Declaration on Sustainable Development (2002)
5	Agenda 21(1992)
6	EC Directive On Public Access to Environmental Information (2003/4/EC)
7	UNECE Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters. 'The Aarhus Convention' Adopted June 1998
8	The Convention on Biological Diversity (1992)
9	European Protected Species, Development Sites and the Planning System, Interim guidance for local authorities on licensing arrangements (2001) (SNH)
10	The Convention on Wetlands of International Importance especially as Waterfowl Habitat 'The Ramsar Convention' Adopted February 1971
11	EU Soil Thematic Strategy (Consultation stage)
12	European Landscape Convention (2000)
13	Energy Services Directive
14	European Biodiversity Framework
15	European Framework on Sustainable Development
16	European Spatial Development Perspective
17	Kyoto Protocol (1992)
18	Water Framework Directive 2000/60/EC
19	EC Waste Framework Directive
20	EC Directive on Landfill
21	The Convention on Biological Diversity (1992)
22	EC Bathing Waters Directive - 76/160/EEC
23	EC Shellfish Directives - 79/923/EEC and 91/492/EEC
24	EC Directive on the Assessment and Management of Flood Risks - 2007/60/EC
25	1992 OSPAR Convention for the Protection of the Marine Environment of the North East Atlantic
26	EU Thematic Strategy on Air Pollution (2005)
27	Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and recycling of waste (2005)
28	UN Framework Convention on Climate Change (1992)
29	EC Birds Directive (1979)
30	EC Habitats Directive (1992)
31	Marine Strategy Framework Directive
National	
	
32	SEA Good Practice Guidelines (ODPM) 2005
33	UK Energy White Paper: Our Energy Future – Creating a Low Carbon Economy (2003)
34	Forestry Commission (2004) The UK Forestry Standard: The Government's Approach to

- 35 Sustainable Forestry
- 35 Wildlife and Countryside Act (as amended) 1981
- 36 UK Wild Mammals (Protection) Act 1996
- 37 UK Climate Change Act (2008)
- 37 <http://www.defra.gov.uk/environment/climatechange/uk/legislation/>
- 38 Scotland and UK Energy Policy
- 39 UK Biodiversity Action Plan 1995 and 1999

Scotland National



- 40 The Environmental Assessment (Scotland) Act 2005
- 41 Environmental liability (Scotland) Regulations 2009
- 42 Scottish Executive et al (2005) Securing the Future. The UK's shared framework for sustainable development
- 43 Scottish Executive: Choosing Our Future Scotland's Sustainable Development Strategy (2005)
- 44 Land Reform (Scotland) Act 2003
- 45 Planning etc. (Scotland) Act 2006
- 46 Scottish Outdoor Access Code (2003)
- 47 Scottish Executive (2000) Rural Scotland : A New Approach
- 48 Scottish Executive (2006) Rural Development Programme for Scotland 2007-2013 The Strategic Plan
- 49 Scotland's Biodiversity (2004) It's In Your Hands. A Strategy for the conservation and enhancement of biodiversity in Scotland
- 50 Scottish Historical Environment Policy (2008) (HS)
- 51 Scottish Executive (2001) A Forward Strategy for Scottish Agriculture
- 52 Scottish Executive (2004) Framework for Economic Development in Scotland
- 53 The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)
- 54 Scottish Executive (2001) A Smart Successful Scotland, Ambitions for the Enterprise Networks
- 55 Scottish Executive (2003) Securing a future: Scotland's Renewable Energy
- 56 Scottish Executive (2001) Potential Adaptation Strategies for Climate Change in Scotland
- 57 Scottish Executive (2003) Improving Health in Scotland The Challenge
- 58 Delivering a Healthy Scotland Meeting the Challenge: Health Improvement In Scotland Annual Report (2006)
- 59 Forestry Commission Scotland (2005) Scottish Forestry Grants Scheme
- 60 Forestry Commission Scotland (2004) Framework Document for Forest Enterprise Scotland
- 61 Forestry Commission Scotland (FCS) and SNH (2003) Habitat Networks for Wildlife and People
- 62 The Scottish Executive publication, 'Better bathing waters: meeting the challenges of the revised Bathing Water Directive in Scotland' (2006) (SEPA)
- 63 Groundwater Protection Policy for Scotland SEPA Environmental Policy 19 (2003)
- 64 Policy on the culverting of Watercourses (policy26) SEPA (1998) (SEPA)
- 65 Water Environment and Water Services (Scotland) Act 2003 (WEWS)
- 66 The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR)
- 67 Flood Prevention and Land Drainage (Scotland) Act 1997
- 68 Flood Risk Management (Scotland) Act 2009
- 69 Scottish Executive's Locational Guidelines for the Authorisation of Marine Fish Farms in Scottish Waters (2002)
- 70 Passed to the Future (2002) Historic Scotland Policy for the Sustainable Management of the Historic Environment
- 71 Forestry Commission Scotland: Scottish Forestry Strategy, 2006
- 72 Scottish Executive's Advice Note on Marine Fish Farming and the Environment, Jan 2003
- 73 A Strategic Framework for the Aquaculture Industry (2003)
- 73 <http://www.scotland.gov.uk/Resource/Doc/47034/0014768.pdf>
- 74 Marine Scotland (2009) A Fresh Start: The renewed Strategic Framework for Scottish Aquaculture
- 75 Circular 1: 2007 Planning Controls for Marine Fish Farms
- 76 The Fishfarm Location Relocation Programme

- <http://www.scotland.gov.uk/Publications/2006/12/01092805/3>
- 77 SEPA Policy 27 (Addendum)
- 78 SEPA Regulatory Method WAT-RM-13 Microbiological Discharges (2007)
<http://search.sepa.org.uk/sepa?action=search&q=WAT-RM-13%20Microbiological%20Discharges>
- 79 Scottish Executive Trunk Road Biodiversity Action Plan (TRBAP) (2000)
- 80 Position Statement: Policy and Supporting Guidance on Provision of Waste Water Drainage in Settlements (2006) (SEPA)
- 81 Scottish Water's Q and S III programme (first stage of Q and S III 2006-2010)
- 82 SNH Wildness in Scotland's Countryside – A Policy Statement
- 83 Scotland's Scenic Heritage (1978) Countryside Commission for Scotland
- 84 Scottish Climate Change Act (2009)
<http://www.scotland.gov.uk/Topics/Environment/climatechange/scotlands-action/climatechangeact>
- 85 Scotland's Climate Change Adaptation Framework
<http://www.scotland.gov.uk/Topics/Environment/climatechange/scotlands-action/adaptation/AdaptaitonFramework>
- 86 Historic Scotland's Memorandum of Guidance on Listed buildings and Conservation Areas.
- 87 Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)
- 88 National Waste Plan (2003) – New municipal waste recycling, and disposal targets to 2025 announced in January 2008.
- 89 Scottish Executive Policy Statement for Scotland - Designing Places
- 90 Nature Conservation (Scotland) Act
- 91 Scottish Historic Environment Policy
- 92 Ancient Monuments and Archaeological Areas Act 1979
- 93 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 94 Scotland's National Transport Strategy
- 94 Scottish Executive Marine Coastal Framework (2005)
- 96 Scottish Historic Environment Policy 2
- 97 The Future of Housing in Scotland
- 98 Scottish Biodiversity Action Plan 2005-8 and 2008-2011
- 99 Priorities to Achieve Economic Growth
- 100 Draft River Basin Management Plan for the Scotland River Basin District (2008)
- 101 Scotland's Bathing Waters: A Strategy for Improvement (2002)
- 102 Strategic Asset Capacity and Development Plan (Scottish Water)
- 103 Thematic Strategy on the Protection and Conservation of the Marine Environment (2002)
- 104 The Pollution Prevention and Control (Scotland) Regulations (2000)
- 105 Changing out Ways - Scotland's Climate Change Programme (2006)
- 106 Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)
- 107 Zero Waste Scotland
- 108 SEPA Guidelines for Thermal Treatment of Municipal Waste
- 109 Countryside (Scotland) Act 1967
- 110 Natural Heritage Scotland Act 1991
- 111 Marine (Scotland) Bill 2009
- 112 A Five Year Species Action Framework: Making a Difference for Scotland's Species (SNH)
- 113 Scottish Executive Sustainable Development Criteria and the Ecosystem Approach: SSMEI desk study (2005)
<http://www.scotland.gov.uk/Resource/Doc/921/0048282.pdf>
- 114 Countryside (Scotland) Act 2004
- 115 SNH Natural Heritage Futures
- 116 Nature Conservation (Scotland) Act 2004

Scottish National Planning Policy Tier



- 117 National Planning Framework for Scotland (2004) (National Planning Framework 2 is being progressed. It will set out the Scottish Government's strategic development priorities).
- 118 Scottish Planning Policy (2008)
- 119 Scottish Planning Policy Part 3 Consultation Draft (2009)
<http://www.scotland.gov.uk/Resource/Doc/266838/0079875.pdf>
- 120 NPPG5 - Archaeology and Planning (1998)
- 121 NPPG13 - Coastal planning
- 122 NPPG14 - Natural Heritage
- 123 NPPG18 - Planning and the Historic Environment
- 124 SPP2 Economic Development
- 125 SPP3 Planning for housing (2003)
- 126 SPP4 Minerals
- 127 SPP6 Renewable Energy (Draft)
- 128 SPP7 Planning and Flooding (2004)
- 129 SPP10 Planning for Waste Management
- 130 SPP11 Open Space and Physical Activity
- 131 SPP15 Planning for Rural Development (Feb 2005)
- 132 SPP17 Planning for Transport (2005)
- 133 SPP20 Role of Architecture and Design in Scotland
- 134 SPP21 Green Belts April 2006
- 135 SPP22 Planning for Fish Farming (2007)
- 136 SPP23 Planning and the Historic Environment (2008)
- 137 PAN 33 Development of Contaminated Land (2000)
- 138 PAN 39 Farm and Forestry Buildings
- 139 PAN 42 Archaeology – The Planning Process and Scheduled Monument Procedures (1994) (HS)
- 140 PAN 45 Renewable Energy
- 141 PAN 44 Fitting New Housing Development into the Landscape (1994)
- 142 PAN 51 Planning, Environmental Protection and Regulation (1997)
- 143 PAN 53 Classifying the Coast for Planning Purposes (1998)
- 144 PAN 60 Planning for Natural Heritage (2000)
- 145 PAN 61 Planning and Sustainable Urban Drainage Systems (2001)
- 146 PAN 63 Waste Management Planning (2002)
- 147 PAN 65 Planning and Open Space (2008)
- 148 PAN 67 Housing Quality (2003)
- 149 PAN 68 Design Statements (2003)
- 150 PAN 69 Planning and Building Standards Advice on Flooding (2004)
- 151 PAN 71 Conservation Area Management (2004)
- 152 PAN 72 Housing in the Countryside (2005)
- 153 PAN 73 Rural Diversification (2005)
- 154 PAN 74 Affordable Housing (2005)
- 155 PAN 75 Planning for Transport (2005)
- 156 PAN 78 Inclusive Design
- 157 PAN 79 Water and Drainage (2006)
- 158 PAN 81 Community Engagement (2007)
- 159 PAN 83 Masterplanning
- 160 PAN 84 Reducing Carbon Emissions in New Developments (2008)

Regional



- 161 A Smart, Successful Highlands and Islands (Highlands and Islands Enterprise, 2005)
- 162 NHS Highland Annual Report
- 163 Highland Area Waste Plan (SEPA, 2003)
- 164 Housing Highland's Communities: Local Housing Strategy (2006)
- 165 The Highland Council's Planning for Sustainability in the Highlands DPPG (2006)
- 166 Highland Renewable Energy Strategy and Planning Guidelines (2006)

- (currently being reviewed and will be replaced with SPG for On-Shore Wind Energy Developments)
- 167 Highland Council Local Transport Strategy (2000)(currently being reviewed)
 - 168 Fisheries Development Strategy
 - 169 The Council's Contaminated Land Inspection Strategy (2001)
 - 170 Regional Transport Strategy for the Highlands
 - 171 A96 Corridor Master plan
 - 172 Community Plan (Well Being Alliance)
 - 173 Highland Climate Change Strategy
 - 174 Badenoch and Strathspey Local Plan
 - 175 Inverness Local Plan
 - 176 Ross and Cromarty East Local Plan
 - 177 Wester Ross Local Plan
 - 178 Sutherland Local Plan (South and East Sutherland Local Plan, North West Sutherland Local Plan and Golspie and Lairg Local Plan (part))
 - 179 Caithness Local Plan
 - 180 West Highland & Islands Local Plan (Lochaber Local Plan, Skye & Lochalsh Local Plan and Badenoch & Strathspey Local Plan (part))
 - 181 Nairnshire local Plan
 - 182 Supplementary Planning Guideline on Residential Development Layout and Design
 - 183 Supplementary Planning Guideline on Developer Contributions
 - 184 Open Space in New Residential Development: Interim Supplementary Guidance
 - 185 Highland Access Strategy
 - 186 Ports and Sites Strategy
 - 187 Highland Area Tourism Strategy (partnership strategy)
 - 188 Highland Forest and Woodland Strategy
 - 189 Draft Interim Housing in the Countryside Supplementary Guidance
 - 190 Coastal Plan for the Two Brooms Area (2006)
 - 191 Draft Loch Nevis Aquaculture Framework Plan (2009)
 - 192 Loch Sunart Framework Plan (2004)
 - 193 Loch Bracadale Framework Plan (2002)
 - 194 Loch Hourn Framework Plan (2001)
 - 195 Loch Inchard Framework Plan (2001)
 - 196 Loch Eriboll Aquaculture Framework Plan (2000)
 - 197 The Highland Council Waste Strategy (2009)
 - 198 Peatlands of Caithness and Sutherland Management Strategy
 - 199 Caithness Local Biodiversity Action Plan
 - 200 Sutherland Local Biodiversity Action Plan
 - 201 Wester Ross Local Biodiversity Action Plan
 - 202 Ross and Cromarty East Local Biodiversity Action Plan
 - 203 Skye and Lochalsh Local Biodiversity Action Plan
 - 204 Lochaber Local Biodiversity Action Plan
 - 205 Inverness and Nairn Local Biodiversity Action Plan
 - 206 Badenoch and Strathspey Biodiversity Action Plan
 - 207 Draft Sutherland Core Paths Plan
 - 208 Draft Lochaber Core Paths Plan
 - 209 Draft Ross and Cromarty Core Paths Plan
 - 210 Draft Skye and Lochalsh Core Paths Plan
 - 211 Draft Caithness Core Paths Plan
 - 212 Draft Inverness and Nairn Core Paths Plan
 - 213
 - 214 Landscape Character Assessments (Various Dates)
 - 215 Natural Futures Series (SNH - Various Dates)
 - 216 Single Outcome Agreement 2 (2009)
 - 217 Highland Council Ward Profiles (2009)
 - 218 HIE Operating Plan 2008 - 2011
 - 219 HIE Area Economic Profiles 2007
 - 220 Review of Tourism Spend 2009
 - 221 Caithness & North Sutherland Regeneration Strategy 2006 and subsequent updates
 - 222 Highlands Strategic Housing Investment Plan 2008
 - 223 Highlands Housing Needs Study 2003
 - 224 Cairngorm National Park - Local Plan

225 Council Area Population Projections 2006 to 2031
226 Clyde SSMEI draft marine plan SEA
227 Highland Renewable Energy Strategy

This analysis has helped us to identify which topics need to be covered in the Highland Coastal Development Strategy and potential environmental affects which may need to be considered under this accompanying SEA process. These issues, as previously listed on page 8 are:

- Coastal Population
- Tourism and Recreation
- Agriculture/crofting on the coast
- Forestry and woodland management on the coast
- Aquaculture
- Inshore Fishing & Fish Processing
- Other Coastal Industries
- Coastal Water Quality and Waste Disposal
- Archaeology and Built Heritage
- Nature Conservation
- Landscape
- Energy Generation (conventional and renewable)
- Tackling Climate Change
- Scientific Research

The analysis also helped identify which EA issues should be scoped in or out (see Table 2) and identified the need to protect the coastal historic environment, further coastal biodiversity and protect coastal landscape, whilst recognizing the need to support sustainable development.

Table 2 SEA issues addressed in this report, including explanation of issues scoped out.

EA issues	Scoped in	Scoped out	If scoped out, why
biodiversity	X		
population	X		
human health	X		
soil	X		
water	X		
air		X	Very limited effects are likely because the main potential is for small-scale development.
climatic factors	X		
material assets		X	Limited direct effect on material assets as issues will be dealt with at the individual planning application stage.
cultural heritage (including architectural and archaeological heritage)	X		
landscape	X		

The main potential affects on the environment due to coastal development are:

- Loss of biodiversity including protected habitats or species, both onshore and offshore
- Loss of cultural heritage, both onshore and offshore
- Loss of landscape quality
- Increased impact on climate change
- Increased impact on soil or water quality
- Impact on loss of access to coastal areas if over developed

Relevant aspects of the current state of the environment

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of “the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”, and “the environmental characteristics of areas likely to be significantly affected”. This section aims to describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS.

The purpose of this section is to provide enough environmental baseline data to:

- support the identification of environmental problems;
- support the process of assessing the environmental effects;
- provide a baseline against which future monitoring data can be compared.

The following briefly describes the area that the Highland Coastal Development Strategy covers.

The Highland coastal zone is renowned for its landscapes and wildlife and is home to the majority of the region’s population. At 3,600 km, the Highland coastline is the longest of any local authority area in the UK, thus it represents a hugely important resource. It is exploited in many different ways, including tourism, fishing, aquaculture, residential and business use, so is the focus for much of the Highland economy.

For the purposes of the HCDS, the Highland coast can be split into 3 sub-regions: the East, North and West coasts. Each has its own character, geology, culture and heritage. It is also diverse in terms of its landscape character and land use pattern, its population density, and its differing degrees of shelter and exposure.

The coastal zone either side of low-water mark is of considerable significance to the social and economic well-being of the region. Most of Highland’s settlements are situated on or near to the coast. The coastal zone’s resources provide employment in various terrestrial and marine-based economic activities and where it coincides with high scenic value it is often a key focus for recreation and tourism. The natural heritage qualities of this coast are recognised at both national and international level with significant sections of it being designated for their ecological and/or scenic importance. The many lochs and rivers that characterise the area are important for local economies and provide the scenic backdrop that encourages so many tourists to the area.

In 2008, a report was produced which aimed to begin the development of an environmental baseline for Scottish marine policies. This report, entitled ‘*Scotland’s Seas: towards understanding their state*’ provides an excellent data source for the assessment to draw upon. A more comprehensive report is planned for 2010, which is expected to combine marine science with industry involvement, to develop a wider range of marine indicators that reflect pressures and challenges on the sea. The key findings from the 2008 report have been taken into account within this environment report.

The Highland coastline’s rugged and remote landscape settings in the north and west and its sweeping estuaries in the east, attract many visitors each year. The growing interest in outdoor recreation, water-based sports and ‘green’ tourism puts a premium on quality coastal environments and coastal water quality is also important for fisheries and

aquaculture, particularly shellfish farming. The mountainous character of much of Highland's inland territory means that many people live near the sea and many more aspire to do so. This puts added pressure on limited coastal land resources and infrastructure. On the west coast particularly, commercial fishing and aquaculture are significant users of inshore waters and are important to the local economy. Inshore fishing has a long history in the area and effective fisheries management is key to its long term productivity and sustainability. However, aquaculture has only grown up since the 1980's and to an extent has had to compete with other interests for space to develop. Whilst there is still physical scope for further expansion of aquaculture, many of the most suitable sites for finfish farming have now been taken up and are already developed to (or close to) the maximum acceptable scale for their setting. Without investment in technology to allow new, more exposed offshore sites to be developed, the industry's growth potential is likely to be increasingly constrained by other interests.

The Highland coastline includes RAMSAR sites, SPAs and SACs, as well as many SSSIs (see map in appendix 2). In order to meet the commitment under the EU Marine Strategy Framework Directive, Scotland will have to "take necessary measures to achieve and maintain good environmental status" by 2020, which will tie in the obligation to achieve 'good ecological status by 2015, as per the Water Framework Directive 2000/60/EC. Work is currently underway by SNH and partners to expand the network of designated sites in order to meet this target. The existing suite of Natura-designated sites is likely to be extended to form a series of Marine Protected Areas (MPAs) which will contribute to the coherent and representative habitat networks which are needed to achieve good environmental status. In addition, marine spatial planning will evolve with the Marine (Scotland) Bill therefore further policy development is likely to evolve in line with it. Issues affecting development at individual designated sites will be dealt with at the individual planning application process.

It is not feasible at this point in time for the HCDS to give authoritative locational guidance on activities such as commercial fishing or offshore renewable energy generation when these activities are out with the Council's jurisdiction and the extent of many of the interactions and environmental impacts are as yet largely unknown. However, with regard to the SEA process, it is acknowledged that there may be interaction between these activities which may lead to potential conflict. The development of marine spatial planning through the Scottish Marine Bill, particularly with reference to Marine Regional Plans, may be able to resolve these issues. In the meantime, the HCDS may offer a starting point in the process and may help identify gaps in knowledge.

The HCDS is a strategic-level exercise which presents a coastal classification which was compiled on maps at 1:250,000 scale and which only considered units of coastline which were 1 km or more in length. It is intended to complement local coastal management initiatives like the Two Brooms Plan, not substitute for them. The Council therefore needs a background awareness of things like the Highland Shellfish Management Order and the Loch Torridon Project and the data which was collected for them but the HCDS is not set up to use fine-grained local information. It is about identifying strategic priorities for the management of Highland's coastal zone and providing a broad classification of the Highland coast's suitability for development. It is also a strategic link between the HWLDP and the regional plans such as Local Plans, Aquaculture Framework Plans and Local Biodiversity Action Plans.

Table 3 Summary of the collected data on scoped in SEA topics. (Additional information sources used are given in Appendix 1.)

Type of Information	Information Source	Comments
Biodiversity		
LBAP Targets % achieved	Local Biodiversity Action Plans for <ul style="list-style-type: none"> • Badenoch and Strathspey • Caithness • Inverness and Nairn • Lochaber • Ross and Cromarty • Skye and Lochalsh • Sutherland • Wester Ross 	LBAP targets for each of the areas will be accessed as part of the LBAP.
Number of visits to designated sites	Scottish Recreation Survey (SNH)	This survey is published yearly with the information broken down into months which enables more detailed analysis of trends. This survey also takes into account a range of wildlife areas and not just designated sites. May be difficult to separate out coastal figures.
Number of designated sites	SNH records e.g. Ramsar, Wildlife Site, SSSI, Special Protection Area, Special Areas of Conservation, Local Nature Reserve, Sites of Interest for Nature Conservation, Natura sites. Council Directive 92/43/EC (Habitats); Council Directive 79/409/EEC (Birds)	SNH hold this information and it is made available to the Highland Council. Maps are also available from SNH.
Distribution of protected species and native habitats	Local Biodiversity Action Plans for <ul style="list-style-type: none"> • Badenoch and Strathspey • Caithness • Inverness and Nairn • Lochaber • Ross and Cromarty • Skye and Lochalsh • Sutherland • Wester Ross 	The Local Biodiversity Action Plans are available online at http://www.highlandbiodiversity.com .
Native species at risk	Local Biodiversity Action Plans for <ul style="list-style-type: none"> • Badenoch and Strathspey • Caithness • Inverness and Nairn • Lochaber • Ross and Cromarty • Skye and Lochalsh • Sutherland • Wester Ross NPPG14: Natural Heritage	The Local Biodiversity Action Plans are available online at http://www.highlandbiodiversity.com .

Type of Information	Information Source	Comments
	Nature Conservation (Scotland) Act 2004 EU Birds and Habitats Directive European Protected Species Scottish Rural Development Plan	
Population		
Scottish Multiple Indices of Deprivation	Deprivation Statistics on Health SCROL (Income and employment)	
Amount of housing in coastal area	Highland Council	
Human Health		
General Health of Highland Population	NHS Highland Highland Community Health Partnership SCROL (Health)	
Proportion of people taking exercise	Highland Community Health Partnership	
Life expectancy in Highland	SCROL (life expectancy) NHS Highland	
Water, Soil & Climatic Factors		
Flood Risk Probability	Indicative River and Coastal Flood Map - SEPA	
River water Quality	River Water Quality - SEPA	
Ground Water Quality	Ground Water Quality - SEPA	
Bathing Water Quality	SEPA	
Cultural Heritage		
Archaeological Sites	Sites and Monuments Record Historic Environment Record - THC	Maps available on Highland Council website
Landscape		
Distribution and nature of designated sites	Local Plans SNH – Natural Heritage Futures SG	Maps available on SNH website

Data Availability

Much information (shown in appendix 1) was available through the consultation authorities and the Scottish Government and there was a wealth of data on offer to the Highland Council to inform the baseline data for this Environmental Report. However, there are a number of factors which can limit the validity of this data. Collation of data has in some cases was available on a Highland wide basis, including the Cairngorms National Park, therefore, it has proved difficult at times to dissect this information for the area covered by the Highland Coastal Development Strategy only. In addition, some parts of Highland coastal area have been more widely studied than others. Therefore, the quality and accuracy of information for some areas will be greater than for others.

The Scoping report identified a number of issues which were relevant aspects of the current state of the environment. Following responses from the consultation authorities,

a number of other issues have been identified, whilst others have been clarified. The table below summarizes the key sources of data available in relation to the specific scoping in SEA topics. The fuller list of data sources and how they affect, or are affected by the HCDS in terms of SEA issues* at Schedule 3 of the Environmental Assessment (Scotland) Act 2005 are given in appendix 1, with maps in appendix 2.

Environmental Baseline

Biodiversity

The UK Biodiversity Action Plan identifies 238 priority species and 42 priority habitats that occur in Scotland. Highland supports 192 of the priority species and 455 of the “other species of conservation importance”. 40 of the 42 priority habitats are present in Highland. The Scottish List includes 197 marine and coastal species and habitats and the Scottish Biodiversity Strategy includes a Marine and Coastal Implementation plan for 2008-2010. In addition there are LBAPs covering the Highland area which information on coastal biodiversity both in and outwith protected areas and species. Protected species such as the Moray Firth dolphin population, require particular attention and data is available from a range of sources

Natural Environment

The coastal environment around Highland includes a number of SSSIs as well as other European (Natura), national and local designations. Any effects on protected sites or on selected species in accordance with the Habitats Directive will be considered in the SEA ER. Although the HCDS itself should not have any direct impact on these issues, it is acknowledged that some of the development proposed within the sub-regional sections of the document may, therefore potential conflicts could arise, which could be explored through the HWLDP process.

It is envisaged that the HCDS will encourage improvements to the current coastal environment by ensuring coastal development is carried out in the most appropriate sites, with suitable mitigation where appropriate. Protected habitats, such as machair and sand dunes, require particular attention and data is available from a range of sources. This would link in with the SEA objectives of

- Improve and enhance coastal biodiversity, wildlife sites and protected species and habitats, avoiding irreversible losses; and
- Avoid adverse impacts to the physical quality of soil and intertidal/subtidal substrates
- Protect and enhance coastal landscape character

Population and Human Health

- **Population Data and Trends**

- Figures released on 27th April 2006 by the General Register Office for Scotland (GROS) estimate the population of Highland to have been 213,590 on 30th June 2005, an increase of 2,250 (1.1%) since last year and an increase of 4,670 (2.2)% since 2001.

- If the trends experienced during the period from 2001 to 2006 continue, the population of Highland is expected to grow by 11% to 238,795 in 2031. Deaths will exceed births across Highland as a whole and growth will be the result of net inward migration of 1,200 people per year.
- Crime can also be looked at here with the figures which are available within the Indices of Multiple Deprivation published by the Scottish Government and crime figures available on the Northern Constabularies website.
- **Age Data Trends**
 - In mid-2005 it was estimated that 18.5% of the population were aged under 16; 63.9% were aged 16-64 and 17.5% were aged 65 and over. There were more females (51.1%) than males (48.9%) in Highland.
 - As people are living longer, the level of health care provision needs to increase. The average age of people in the UK is quite high this means that in the future there will be greater pressure on the provision of services for an ageing population. The Supplementary Guidance: Open Space in New Residential Developments aims to create easily accessible open spaces for all.

Water

Freshwater input to the coastal and marine area can have an impact on water quality, therefore the following can provide baseline data.

- **Water Sources**
 - In Highland there are a number of water sources which are utilised and delivered through the infrastructure put in place by Scottish Water.
- **Water Quality**
 - The 1999-2002 North of Scotland Water Quality Report showed that much of the water in the North of Scotland (which includes Aberdeenshire and Cairngorms National Park) is high quality the following tables summarise this information. In addition, the evolving RBMP schemes provide detailed baseline information on a range of water quality issues.

Rivers

Table 4: River Quality

Year	A1 (km)	A2 (km)	B (km)	C (km)	D (km)	U (km)	Total (km)
1999	N/A	N/A	477.6	153.3	29.0	N/A	11404.2
2000	960.9	1645.8	385.7	138.0	14.6	8259.3	11404.2
2001	1421.0	1560.9	384.6	85.9	21.8	7950.3	11424.6
2002	2019.6	3482.8	868.4	86.1	13.2	6143.7	11403.8

A1 - Excellent

A2 - Good

B - Fair

C - Poor

D - Seriously Polluted

U - Unclassified

Estuaries

Table 5: Estuary Quality

Year	A (km)	B (km)	C (km)	D (km)	Total (km)
1999	235.9	26.3	4.8	0.0	267.0
2000	253.1	10.9	2.9	0.0	266.9
2001	255.6	8.4	2.9	0.0	266.9
2002	267.83	6.14	2.86	0.0	266.9

A - Excellent

B - Good

C - Unsatisfactory

D - Seriously Polluted

Coastal Water

Table 6: Coastal Water Quality

Year	A (km)	B (km)	C (km)	D (km)	Total (km)
1999	8137.6	225.7	120.2	19.1	8502.6
2000	8178.0	206.9	104.6	13.6	8503.1
2001	8190.3	204.0	93.1	16.0	8503.8
2002	8208.7	194.8	84.2	14.6	8602.0

A - Excellent

B - Good

C - Unsatisfactory

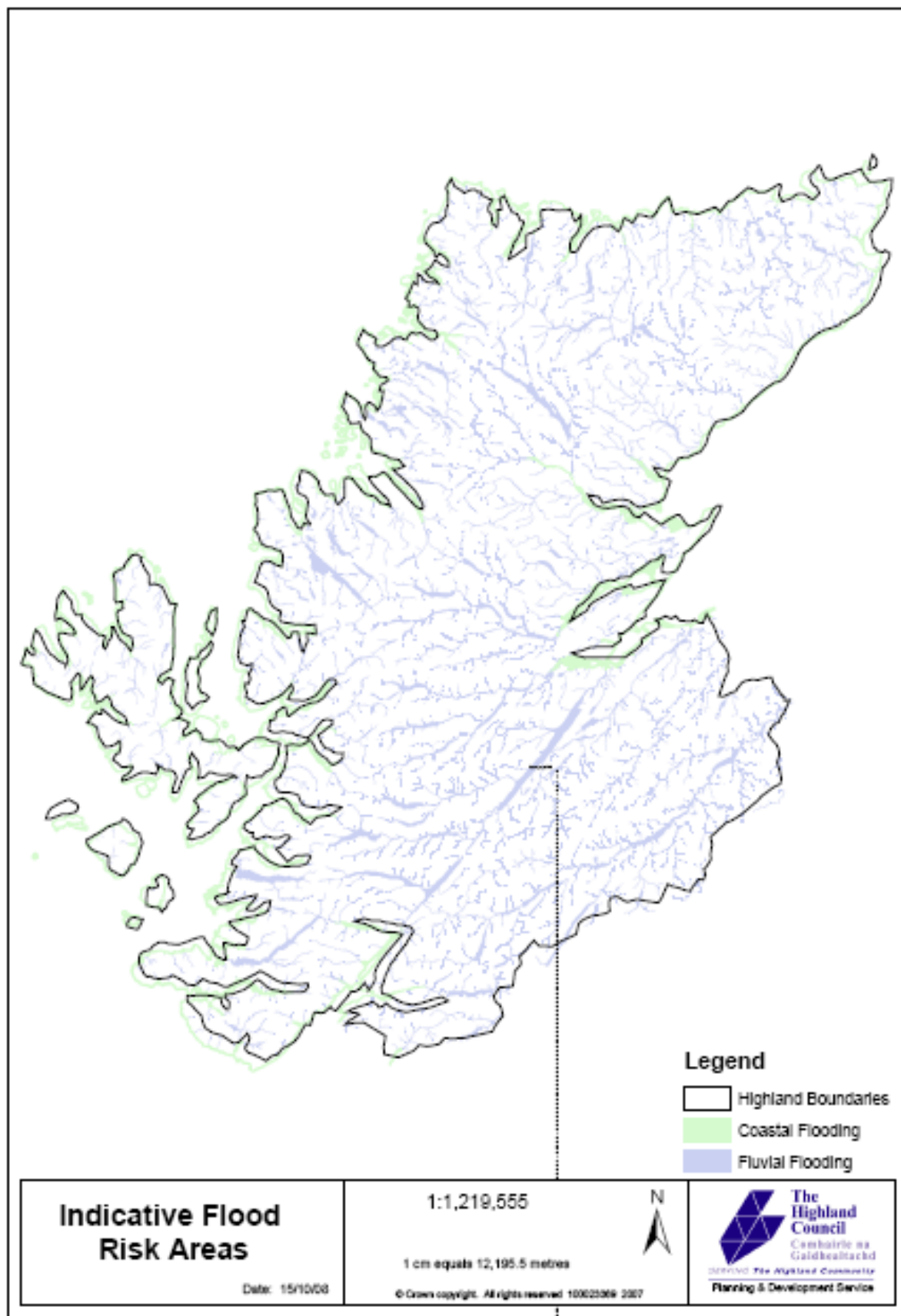
D - Seriously Polluted

- **Sustainable Urban Drainage Systems**
 - The Council will promote the use of Sustainable Urban Drainage Systems (SUDS), in association with SEPA.
 - Future coastal development should be using SUDS, but would be dealt with at individual developments and is out with the scope of the HCDS.

- **Ground Water**
 - Information on ground water quality is not kept at a local level but has been kept at a national level since the 2005 Ground Water Directive. This information is available at <http://www.sepa.org.uk>. This information is reported each year and will be monitored to ensure the quality of water is kept high.

- **Flooding**
 - An indicative flood risk map is produced by SEPA (see map 2 below), showing areas that may potentially be at risk of coastal or river flooding. The HCDS should help guide development in the most appropriate places and therefore reduce the risk of flooding events.

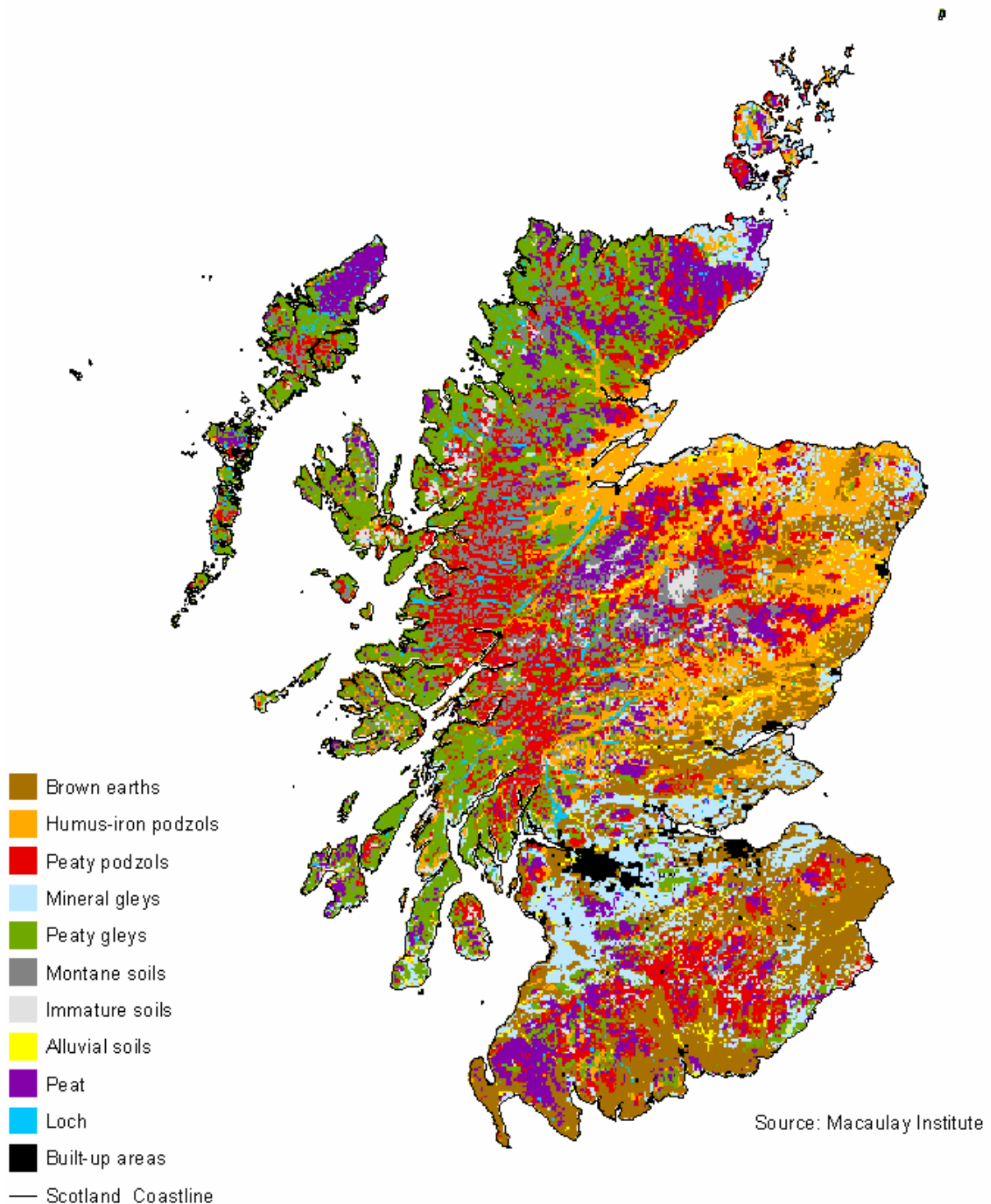
- **Existing Problems**
 - Existing areas of flood risk are shown on the map on the following page, however it is not believed that the outcomes of the HCDS will have a significant affect on these areas.



Map 2: Indicative Flood Risk Areas

Soil

- Highland has a wide variety of types of soil with Podzols being the dominant soil type. The image below shows the soil types throughout Scotland and indicates the wide variety of soil types in the Highland area. It highlights the differences between the east, north and west coasts. Data for the subtidal stratum for the whole of Highland is less readily available, but may be available through the statutory consultees for some coastal sections.



Map 3: Digital Soil map of Scotland (Source: Scotland's Soil Resource - Current State and Threats, Scottish Executive, 2006)

- As with any coastal development, there is to be some element of soil sealing which may lead to an increase in surface run off. This however can be mitigated with the use of appropriate materials to provide a semi-permeable surface rather than total soil sealing which may occur through use of materials such as wet pour concrete.
- Any impact on soil would not be as a result of the HCDS, rather the decision to allocate land for residential development which has already been assessed through the local plan process. However, the opportunity for biodiversity gain may result in planting that could have a positive effect on soils.
- **Existing Problems**
 - Maintaining the current quality of soil and the use of appropriate materials should mitigate any potential future environmental impacts. Producing detailed seabed habitat maps are out with the scope of the HCDS due to the time, cost and staffing constraints but may be a part of marine spatial planning under the proposed Scottish marine bill.

Climatic Factors

- There is great potential to contribute to renewable energy targets through the sustainable use of coastal projects, but that is outwith the scope of this strategy. However, data should become available on geomorphological implications of coastal flooding which may be incorporated into updated versions of the strategy.
- **Existing Problems?**
 - None -. This can be done through encouraging the use of sustainable transport and other methods, however that is outwith the scope of this strategy. Although the HCDS itself should not have any direct impact on this issue, it is acknowledged that some of the development proposed within the sub-regional sections of the document may, therefore potential conflicts could arise, which could be explored through the HWLDP process.

Cultural Heritage

● **Historic Environment**

The Historic environment encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage) and context or setting in which they sit and patterns of past use, in landscapes and within the soil and also in our towns, villages and streets. It also recognizes that the historic environment has less tangible aspects including the historical, artistic, literary, linguistic and scenic associations of place and landscapes.

The Historic Environment in and around Highland needs to be protected for the future as it has reference to our cultural past. The Highland Council keeps a Historic environment record which is a record of all known archaeological and historical sites, monuments and buildings throughout the Highland Council area, which is readily available on a GIS-based website, along with Historic Scotland sources. The nature of the HCDS is broad-based therefore discussion of individual sites is outwith the scope of this document, but would be dealt with at individual planning application level. However, the data sources available, along with the HCDS, should allow the

most sensitive sites to be protected from inappropriate development, but dealing with the issue of coastal erosion would be more challenging.

- **Landscape**

Coastal landscape in Highland is considered to be some of the most stunning in Europe. There are a number of Areas of Great Landscape Value (AGLV) designated, along with many SSSIs and several SACs with significant coastal sections (see Map A1 in Appendix 1). Local coastal landscape may be enhanced through the increased protection supported by the coastal classification and protection of the most sensitive sites which are promoted through this supplementary guidance.

Existing Problems

- None at a regional level however there may be some localised landscape/townscape issues through out coastal Highland. Again, although the HCDS itself should not have any direct impact on this issue, is it acknowledged that some of the development proposed within the sub-regional sections of the document may, therefore potential conflicts could arise, which could be explored through the HWLDP process.

Baseline Data Issues

It is hoped that all the baseline data to which the Council has access to use in the monitoring of the effects of the HCDS can be considered accurate and up to date. However, there are a number of limitations or inaccuracies in the data. Table 7 summarises the potential issues and the possibility of mitigation, this is potentially for all of the SEA indicators and therefore is quite broad. Analysis of each indicator follows this table.

Table 7: Identified Baseline data issues

Potential Issue	Mitigation
Lack of Information	Every effort has been made to ensure that the information needed for the monitoring of the potential impacts of this strategy is available. However, as some of the information is sourced from parties out with the Highland Council, they may change or withdraw their information. If this occurs the Council will work with the affected party to ensure that monitoring of the affects of the HCDS can continue
Inaccurate Information	While much of the information is sought from parties outside the Council, there has to be an element of trust to ensure the data is accurate. However if the data is found to be inaccurate the Council will work with the affected party to ensure more accurate data can be delivered
Missing Information	If data is found to be missing, the Council will work to rectify this situation and 'fill in the gaps' or use other data which is appropriate to monitor the affected indicator.

Table 8: Individual Baseline Data Issues

SEA Topic	Indicator	Quantified Information	Comparators and Targets	Potential Issues/Constraints
	Biodiversity	LBAP targets % achieved	Dependent on area covered by LBAP	Targets are identified in the LBAP for each area
Number of Visits to designated Sites		Visit to designated sites at a national level from 2007 Scottish Recreation Survey	Increase in visits	Availability of up to date data.
Number of designated sites		Number of designated sites gathered from THC GIS	No target or trend identified. Hope for no decrease in number designated	None
Distribution of protected species and native habitats		Location of all designated sites plotted on GIS	No trend available	None
Native Species at Risk		List of native species at risk nationally and locally.	No trend available. Hope for a decrease in number of species at risk	Availability of data
Population	Scottish Multiple Indices of Deprivation	Deprivation statistics on health and SCROL figures on income and employment	Trend varies across indicators	None
	% of coastal housing development	HC data available and regularly updated	Varies in different part of the coast	None
Human Health	General Health of Highland Population	SCROL figures on health. Working on more local figures with Highland Community Health Partnership	The trend figures are dependant on indicator	None
	Life Expectancy	SCROL figures on life expectancy	Increase	None
Water, Soil, Climatic Factors	Flood Risk Probability	Map showing indicative fluvial and coastal flood risk probability	Limited increase	Frequency of updates to the Flood Risk mapping.

SEA Topic	Indicator	Quantified Information	Comparators and Targets	Potential Issues/Constraints
		River Water Quality	Map showing which rivers are of a good quality.	Increase in "good" quality river water
Ground Water Quality		Ground water quality information is held by SEPA under the EC Water Directive	No decrease in quality	None
Archaeological sites at risk		Number and location of sites have been established through use of the Historic Environment Record held by The Highland Council	No increase in sites at risk	None
Landscape	Distribution and nature of designated sites	Sites are mapped in THC GIS and are established in the local plan	No decrease in distribution and nature of designated sites	Frequency of data updates
	Enhance coastal landscape and coastal townscape character	No information available - new indicator. Information will be sought during the Highland Greenspace Audit	No Trend Available. Increase in landscape and townscape character.	Data is unavailable until completion of the Highland Green Space Audit.

Environmental problems

Schedule 3 paragraph 4 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes a description of existing environmental problems, in particular those relating to any areas of particular environmental importance. The purpose of this section is to explain how existing environmental problems will affect or be affected by the Highland Coastal Development Strategy and whether the PPS is likely to aggravate, reduce or otherwise affect existing environmental problems.

By looking at the baseline data we have been able to identify the following environmental problems which may be affected by the production of the Highland Coastal Development Strategy, as shown in the table below. However, it must be acknowledged, as discussed earlier, it is not feasible for the HCDS to give authoritative guidance on activities such as commercial fishing or offshore renewable energy generation when these activities are out with the Council's jurisdiction and the extent of many of the interactions and environmental impacts are as yet largely unknown. However, with regard to the SEA process, it is acknowledged that there may be interaction between these activities which may lead to potential conflict therefore are discussed below for the purposes of the ER.

Table 9 Potential environmental impact resulting from Highland Coastal Development Strategy (HCDS).

SEA Issue	Potential Environmental Impact resulting from Highland Coastal Development Strategy	Implications for Highland Coastal Development Strategy
Biodiversity	Stress on biodiversity and loss of habitat resulting from coastal development. Conflicts between designated areas and economic development e.g. Moray Firth. Vulnerability of rare and endangered flora and fauna to changes in climate. Loss of local landscape character. Loss of native coastal woodland cover. Extraction (harvesting, fishing, etc), physical damage (e.g. dredging, smothering, altering physical processes, aggregate extraction), pollution, disturbance (e.g. trampling and noise) and introduction of "alien species."	The strategy needs to ensure a balance between the demand for development while protecting the quality and character of the environments. However, direct impacts on biodiversity are more likely to arise from individual developments rather than as a direct result from the HCDS.
Population	Increasing population putting increased pressure on the natural environment in terms of water supply, energy supply and transport links.	The strategy will identify mitigation measures for development to ensure key infrastructure provision as detailed does not impact on the natural environment to a negative extent.
Human health	Loss of coastal land for recreation.	The local development plan will recognise the importance of recreation

		and seek to put a policy framework in place; the HCDS will highlight which locations for development would be least suitable.
Soil	Erosion. Potential contamination from waste runoff.	The HCDS will address this by
Water	Flooding, drainage and erosion resulting from infrastructure and changing climate. The need to sustain water supply and sewage treatment. Tidal and fluvial flood risk to new and existing development. Reduced quality of watercourses and the coastal environment.	The HCDS will promote the sustainable use of resources, including water. It will seek to put in place a policy framework which takes into account any potential detrimental impact on watercourses or the coastal environment.
Climatic factors	Lack of sustainable design	The HCDS should address the reduction in greenhouse gas emissions through the promotion of renewable energy initiatives and sustainable design.
Cultural heritage	Stress on the historical coastal environment resulting from development.	The HCDS should protect the historic environment.
Landscape	Offshore and near-shore wind farm developments affecting scenery and wildlife. Development of new coastal housing and infrastructure. Negative impact of development on traditional coastal crofting settlement character.	The HCDS should encourage responsible development of the coastal landscape and a balanced approach to wildlife conservation, provision of services and economic development. It must ensure that a policy framework is in place which will ensure development fits with the existing landscape character and to ensure that good quality coastal croft land is safeguarded from inappropriate development.

Likely evolution of the environment without the Highland Coastal Development Strategy

Schedule 3 of the Act requires that the state of the environment without implementation of the PPS must be included in the Environmental Report.

Without the Highland Coastal Development Strategy, it is considered that the likely future changes to the area will be:

- Potential for a lack of consistency in coastal planning decisions could lead to poor quality development across Highland, potentially reducing the quality of landscape and seascape;
- It may be harder to support actions and objectives that may arise out of the Scottish Marine Bill planning process.

SEA Objectives

A number of SEA objectives were identified at the Scoping stage and following comment from the consultation authorities these have been refined.

Table 10 SEA Objectives

1	Improve and enhance coastal biodiversity, wildlife sites and protected species and habitats, avoiding irreversible losses.
2	Provide opportunities for people to come into contact with and appreciate coastal nature and natural coastal environments
3	Protect and enhance human health
4	Avoid impact to and where possible enhance the water environment
5	Avoid adverse impacts to the physical quality of coastal soil and intertidal/subtidal substrates
6	Reduce vulnerability to the effects of climate change
7	Protect the historic coastal environment.
8	Protect and enhance coastal landscape character

Assessment of environmental effects and measures envisaged for prevention, reduction and offset of any significant adverse effects

The purpose of this section is to predict and evaluate as far as possible the environmental effects of this PPS and its reasonable alternatives (Section 14 of the Act) and to set out measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment (Schedule 3 paragraph 7 of the Act). The baseline information from the previous sections is applied to consider whether the PPS and its alternatives are likely to have significant environmental effects (positive and negative).

Alternatives to which SEA was applied

Alternatives to this PPS have been considered. Alternatives are outlined here in order to set the context for the following two sections of this report, i.e. scoping of SEA issues and consideration of a framework for the assessment of environmental effects of the alternatives.

- one alternative would be to not have the HCDS;
- second alternative would be only publish the classification maps;
- the third alternative is to have the HCDS as it is proposed.

The matrices below (tables 11-13) show how the alternatives were considered against the SEA objectives, the reasons why they were considered as alternatives and the reasons for rejecting or choosing a particular option.

Table 11: Option 1- Do nothing

Significant Positive Impact	No or minimal positive impact	Neutral Impact	No or minimal negative impact	Significant negative impact	Unknown impact
++	+	=	-	--	??

Objective		Time Scale			Impact	Scale	
		Short Term	Medium Term	Long Term	Severity	Local	Regional
1	Improve and enhance biodiversity, wildlife sites and protected species and habitats, avoiding irreversible losses.	=	-	--	-	--	-
2	Provide opportunities for people to come into contact with and appreciate nature/natural environments	=	=	-	=	-	=
3	Protect and enhance human health	=	=	=	=	=	=
4	Avoid impact to and where possible enhance the water environment	=	=	=	=	=	=
5	Avoid adverse impacts to the physical quality of coastal soil and intertidal/subtidal substrates.	=	-	--	-	--	-
6	Reduce vulnerability to the effects of climate change	=	=	-	=	-	=
7	Protect the historic environment.	=	=	=	=	=	=
8	Protect and enhance landscape character	=	-	--	-	--	-

This alternative has the potential of have an overall neutral effect on the environment, but with some sections, such as adverse effects on biodiversity, substrates and landscape having potential to be detrimental to the environment.

As there is no legal requirement to have a coastal development strategy, not having the strategy is a reasonable alternative. Thus, the Council could opt for not producing one and rely on existing planning measures to manage the coastal zone. However, if this were adopted as the way forward, there would be less current planning guidance tuned

to the particular needs and characteristics of the coastal zone. The new Marine Bill (Scotland) has a section on marine planning therefore this could be an alternative. However, the HCDS may help plug the gap until such time as regional marine plans are established under the arrangements proposed in the Scottish Marine Bill. However, the coastal area is an important boundary zone (or zone of transition) between land and sea where juxtaposition of the two impacts on the development prospects in both. In many areas of Highland the coastal zone is regarded as of high environmental and amenity importance. Where it is relatively sheltered, e.g. in the firths and sea lochs, it is often in demand for a range of uses which may compete for space. Furthermore, technological advances are finding new ways of exploiting marine areas (e.g. aquaculture, energy generation, seabed harvesting), which are progressing now therefore the proposed Marine Bill may be too late for some developments. The HCDS will provide some guidance in the interim and may inform the regional marine planning process.

Reliance solely on terrestrial (statutory) Local Plans would imply a vision for development which, for practical purposes, would largely end at low-water mark. It would mean the economic and environmental value of marine areas below low-water mark would receive only limited attention. On the other hand, reliance exclusively on local (advisory) coastal plans in selected areas (aquaculture framework plans or integrated coastal plans) would mean the remaining areas of Highland's near-shore waters would have little or no planning framework for the foreseeable future. There would also be no regional overview to put the local coastal plans and sub-regional initiatives like the Pentland Firth plan in their wider context. This would limit the perspective of the Council, which needs to evaluate proposals in relation to both their strategic policy context and site-specific factors, and local communities which need to have a coherent vision of how their area's resources should be managed.

Inappropriate development, either on individual sites or collectively through cumulative effects, could lead to a range of social and environmental problems in the short, medium or long-term. It could, for example, impact negatively on the landscape value of the area and tourism interests. The location or expansion of marine installations (e.g. fish farms or wind farms) in the wrong place could cause conflicts with navigational or amenity interests or have negative impacts on water quality or local biodiversity.

Table 12: Option 2- Publish the classification maps only

Significant Positive Impact	No or minimal positive impact	Neutral Impact	No or minimal negative impact	Significant negative impact	Unknown impact
++	+	=	-	--	??

Objective		Time Scale			Impact Severity	Scale	
		Short Term	Medium Term	Long Term		Local	Regional
1	Improve and enhance biodiversity, wildlife sites and protected species and habitats, avoiding irreversible losses.	=	=	-	-	-	=
2	Provide opportunities for people to come into contact with and appreciate nature/natural environments	=	=	+	=	+	=
3	Protect and enhance human health	=	=	+	=	=	+
4	Avoid impact to and where possible enhance the water environment	=	=	+	=	+	=
5	Avoid adverse impacts to the physical quality of coastal soil and intertidal/subtidal substrates.	=	+	+	=	+	=
6	Reduce vulnerability to the effects of climate change	=	=	+	=	+	=
7	Protect the historic environment.	=	=	=	=	=	=
8	Protect and enhance landscape character	=	=	+	=	+	=

The HCDS could just provide a classification of the Highland coast as per requirements of NPPG 13 (i.e. using the categories Developed, Undeveloped, and Isolated), which would be a reasonable alternative, without providing any further guidance on how these categories could link to a range of coastal uses and users. This however would narrow the scope of the planning guidance to these pre-set national policy categories and would miss out on the appraisal of specific coastal issues and sectors which make for a more rounded assessment of priorities.

This option would be overall mainly neutral, but would have a slightly more positive effect on the environment compared to option 1, particularly in relation to, at a local level, opportunities for people to come into contact with and appreciate nature/natural environments, soil and substrate impacts, water impacts and reducing vulnerability to the effects of climate change. However, its capacity to protect and enhance biodiversity would be negligible.

Table 13: Option 3 - Have HCDS as proposed

Significant Positive Impact	No or minimal positive impact	Neutral Impact	No or minimal negative impact	Significant negative impact	Unknown impact				
++	+	=	-	--	??				
Objective	Questions	Time Scale			Impact	Scale		Overall Cumulative Effect and Mitigation	
		Short Term	Medium Term	Long Term	Severity	Local	Regional		
1	Improve and enhance biodiversity, wildlife sites and protected species and habitats, avoiding irreversible losses.	Will it contribute to the protection and enhancement of biodiversity in Highland? Will it have a positive effect on protected species? Will it contribute to achieving local and regional biodiversity action plan targets?	+	++	++	++	++	+	The strategy will have an overall positive effect as it will help ensure that development will be sustainable and allocated to appropriate sites, leading to cumulative and synergistic benefits. Mitigation measures for any development will be done through the process of evaluating and determining individual applications.
2	Provide opportunities for people to come into contact with and appreciate nature/natural environments	Will it promote the importance of the protected species of the area? Will it contribute to education of local people and tourists in terms of their understanding of the local wildlife? Will it provide or enhance access to the coast and marine environment?	+	+	+	+	+	=	The strategy will highlight the value of Highland's coastal and marine wildlife and build nature conservation considerations into its appraisal of policy priorities for each of the three main coasts. Mitigation measures for specific developments will be done through the process of evaluating and determining individual applications.

3	Protect and enhance human health	Will it give additional benefit to human health? Will it encourage a healthier lifestyle for the residents? Will it support provision of coastal and marine access and recreation opportunities?	=	=	+	=	=	+	As the strategy supports the continuation of sustainable development in coastal areas, it provides jobs and relaxation opportunities in quality coastscapes, therefore may be seen as a health benefit.
4	Avoid impact to and where possible enhance the water environment	Will it ensure that development has no detrimental impact on the water environment? Will it encourage developments to enhance the water environment where possible?	+	++	++	++	++	++	The key aim of the strategy is to support sustainable development of the Highland coast therefore it will have a positive effect by encouraging the most appropriate development with minimum environmental costs, including impacts on water quality.
5	Avoid adverse impacts to the physical quality of coastal soil and intertidal/subtidal substrates.	Will it ensure the quality of coastal soil and intertidal/subtidal substrates are protected?	+	++	++	+	++	+	The key aim of the strategy is to support sustainable development of the Highland coast therefore it will have a positive effect by encouraging the most appropriate development with minimum environmental costs, including impacts on soil and intertidal/subtidal substrates.
6	Reduce vulnerability to the effects of climate change	Will it help reduce carbon emissions through the support for renewable energy projects? Will it support protection of areas most vulnerable to sea level rise?	+	+	+	+	+	+	The strategy will draw attention to the areas more likely to be affected by sea level rise. It will also classify the Highland coast in terms of its development potential and sensitivity. This should make overdevelopment less likely and help to retain areas of isolated coast in an unspoilt state.
7	Protect the historic environment.	Will it protect important sites of archaeological and cultural significance?	+	+	+	+	+	+	The key aim of the strategy is to support sustainable use of the Highland coast. It should therefore have, on balance, a positive effect by encouraging appropriate development with minimum environmental costs. This will include consideration of archaeological and cultural heritage issues.

8	Protect and enhance landscape character	<p>Will it have a positive effect on landscape character and/or statutory/non-statutory designations?</p> <p>Will it safeguard the landscape character of coastal areas with wildness quality?</p>	++	++	++	++	++	++	<p>The classification of coastal areas in the strategy will be cognisant of, and complementary to the pattern of designated coastal landscapes in Highland (i.e. NSAs, and AGLVs). The formal identification of Isolated coasts will add to the protection these areas enjoy where they are already designated as nationally or regionally important for their landscape. In areas without such designations, the Isolated coast classification will provide a new layer of policy protection. The classification of some coasts as Undeveloped will also make clear that development in these areas will require robust justification. The strategy will outline the great value of the coastal landscape to encourage its protection.</p>
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This option would have an overall significantly positive impact on the environment. Adopting the new coastal strategy in the form presented would add substantially to the value of the Highland-wide Development Plan by giving it an indicative coastal/marine dimension. It would be sensitive to the different needs, issues and development potential in the various parts of the Highland coastal zone and it would help to promote unity of vision between the various coastal interests in the run-up to the Government's establishment of marine regions and a statutory system of marine spatial planning. Public consultation on the draft Highland-wide Development Plan will allow local communities and stakeholders to contribute their views on the draft Coastal Development Strategy and be involved in the decision-making process.

Chosen Approach

The Highland Council has chosen to adopt option 3; the other options were rejected for the reasons already discussed above.

Option 3, to go with the HCDS as proposed, was chosen due to the following reasons:

- It would have an overall significantly positive impact on the environment;
- It would add substantially to the value of the Highland-wide Development Plan;
- It may help in future requirements for marine spatial planning under the Marine (Scotland) Bill and EU Marine Strategy Framework Directive commitments.

Assessment methods

The reasonable alternatives described above have been assessed against the range of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005. Comments from the Consultation Authorities (SNH, SEPA and The Scottish Ministers, Historic Scotland) have been taken into account regarding the methods, scope and level of detail in this Environmental Report.

The responses of the consultation authorities to the scoping report on the HCDS have been summarized earlier in the report in the section on 'SEA activities to date'. The Scoping report stated that the assessment of the chosen alternative would be carried out using the SEA objectives, which have been modified and added to following comment from the consultation authorities. A matrix approach has been developed setting out environmental objectives for the SEA, with indicators and columns for carrying out the appraisal of potential impacts. Initially used in the Scoping report, this matrix has been modified and added to following comments from the consultation authorities. It has been used in tables 11-13 to assess the level of significant impact and the cumulative effects.

Table 14. Framework used to assess the Highland Coastal Development Strategy

Significant Positive Impact	No or minimal positive impact	Neutral Impact	No or minimal negative impact	Significant negative impact	Unknown impact
++	+	=	-	--	??

Assessment of alternatives - cumulative effects and synergistic effects

Key

Significant Positive Impact	No or minimal positive impact	Neutral Impact	No or minimal negative impact	Significant negative impact	Unknown impact	Both positive & negative minimal impact
++	+	=	-	--	??	+/-

Table 15 Assessment of cumulative and synergistic effects

EA Topic	Section of HCDS					Potential Cumulative Impact across all sections	Comments
	Introduction, importance of coastal zone	Legislation & Policies	Coastal Resource	Sub-regional overviews	Monitoring & Review		
Biodiversity	++	+	+/-	+/-	++	+	The plan will classify the areas most suitable for development thus safeguarding the biodiversity value and natural heritage interests of the more fragile areas.
Population, Human Health	=	=	+	+	=	=	The strategy will promote the sustainable use of coastal resources to benefit local communities but will have limited direct impact on human health.
Water, soil & substrate morphology	+/-	=	+	=	+	=	Most water quality and substrate issues will be dealt with at individual planning applications and by SEPA therefore largely outwith the scope of this strategy.
Climatic factors	+/-	+	-	+/-	+	+	The commitment in the strategy to supporting renewable energy generation will be positive, counterbalancing other development that may have a climate impact.
Cultural Heritage	+	=	=	+	+	=	It is likely that the strategy will have very limited impact on cultural heritage as it does not propose anything that is likely to

							have an effect on the heritage of Highland.
Landscape	++	=	=	+	+/-	+	It is envisaged that this plan would have an overall positive effect on the landscape as it aims to ensure that coastal development is well-designed and at a scale appropriate to the landscape setting. It will also discourage development in the most sensitive sites.
Cumulative impacts across all topics	+	=	+	+	+	+	The overall cumulative impacts of the strategy are mixed, but are largely positive.

Reading down the columns indicates the cumulative effects of the draft HCDS in each section of the strategy, most of the strategy sections give mixed cumulative effects, with an overall positive effect.

Reading across the rows indicated the cumulative effects in each section of the strategy on each of the SEA topics. Again, most of the strategy sections give mixed cumulative effects, which are unsurprisingly given the complex uses and resources of the Highland coastal area. The cumulative effects on biodiversity are largely positive, but there may be some negative aspects linked to development.

Overall, implementation of the strategy should have a mixed effect, but with largely positive effects on the environment. These benefits would arise mainly from the strategic application of an improved knowledge base, including understanding of the environment and of the interactions among sectors and associated activities, to the future development of infrastructure and activities along the Highland coast.

Measures envisaged for the prevention, reduction and offsetting of significant adverse effects

Schedule 3 paragraph 7 of the Environmental Assessment (Scotland) Act 2005 requires an explanation of “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.” Table 9 sets out any environmental problems that are likely to remain on implementation of the PPS and summarises proposed measures for the prevention, reduction and offset of significant adverse effects.

However, it must be acknowledged, as discussed earlier, it is not feasible for the HCDS to give authoritative guidance on activities such as commercial fishing or offshore renewable energy generation when these activities are out with the Council's jurisdiction and the extent of many of the interactions and environmental impacts are as yet largely unknown. However, with regard to the SEA process, it is acknowledged that there may be interaction between these activities which may lead to potential conflict therefore are discussed below for the purposes of the ER. In addition, as the HWLDP process evolves, the HCDS may also need to be revised to effectively complement it.

Table 16 Measures envisaged for the prevention, reduction and offsetting of any significant adverse effects

SEA issue	Existing problem?	Impact of PPS	Proposed measures for the reduction/prevention and offset of significant adverse effects
Biodiversity	Habitat fragmentation and decline of some species;	This strategy will actively encourage the protection and enhancement of coastal biodiversity through protecting the most sensitive areas using the coastal classification and the sub-regional strategies within the HCDS.	It is not envisaged that there will be any significant adverse effects as a direct result of this strategy. In the short term there may be slight negative impact on biodiversity due to construction of a larger coastal development. However if this is the case this will be due to construction methods employed and that is out with the scope of this strategy. Consultation with the appropriate body will take place when a proposed development may have an impact on biodiversity. New developments will be guided by the strategy to the most appropriate locations.
Population	Pressure for coastal house building	The strategy will provide guidance for the most suitable locations for further developments, including the re-use of brownfield sites.	It is not envisaged that there will be any significant adverse effects as a direct result of this strategy and development will be considered at the individual planning application stage. However, it is acknowledged that there may be conflict with large coastal developments around the Moray Firth and the local dolphin population.
Human Health	Ageing population	While the strategy takes into account the ageing population it can not influence it. The strategy can have an impact on the Scotland wide health issues, such as obesity and heart disease by giving people greater information on access to the coast,	It is not envisaged that there will be any significant adverse effects as a direct result of this strategy.

SEA issue	Existing problem?	Impact of PPS	Proposed measures for the reduction/prevention and offset of significant adverse effects
		which can reduce the impact of a wide range of health issues.	
Water	Flood risk in some areas	It is envisaged coastal classification and the encouragement of SUDS there is the potential for better natural drainage which would lead to a lower risk of flooding.	It is not envisaged that there will be any significant adverse affects as a direct result of this supplementary guidance. The Council will build up a relationship with SEPA to help avoid any problems/adverse affects .
Landscape	None	Highland is an area with many outstanding coastal landscapes, which are highlighted in the strategy	It is not envisaged that there will be any significant adverse affects as a direct result of this strategy. In the short term there may be slight negative impacts on the coastal landscape of an area and this will be rectified when the development is built, taking into consideration the landscape surrounding development.
Inter-relationship	None	There are some inter-relationships between the SEA topics such as those between air and climatic factors, water and soil. However these would not be negative and largely have the potential to improve the current environment. There are no conflicts between the SEA issues.	It is not envisaged that there will be any significant adverse affects as a direct result of this strategy.

Monitoring

Monitoring of Highland Coastal Development Strategy will take place in order to aid in the identification of any unforeseen adverse effects and to take appropriate remedial action. This is inline with Section 19 of the Environmental Assessment (Scotland) Act 2005.

Monitoring will take place following the adoption of the strategy and will use the SEA indicators. In the monitoring of the supplementary guidance it may be appropriate to review the baseline data and the effectiveness of measures proposed for prevention, reduction, and offsetting of significant environmental effects. This will be done as part of the monitoring framework which will be set up for the Highland Wide Local Development Plan.

The monitoring of the SEA and the strategy will be undertaken in house using information gathered from a range of sources including from SEPA, SNH and Historic Scotland.

The proposed SEA objectives are set out in table 10 and the baseline data can be found in table 3 and appendix 1.

Next steps

It is recommended that it would be useful to include a list of key dates and any further SEA activities. The key dates are set out in the table below.

Table 17: Key dates in the production of the Supplementary Guidance and the Strategic Environmental Assessment

Date	Activity
August 2009	Public consultation to begin on the draft HCDS and the draft Environmental Report (8 weeks)
November 2009	Appropriate changes made to the supplementary guidance where appropriate
May 2010	HCDS approved by Planning, Environment and Development committee
June 2010	Production of Post-Adoption SEA Statement
Winter 2010	Appropriate changes made to the supplementary guidance in light of adoption/changes to the Highland Wide Local Development Plan if required
Spring 2011	Production of SEA Monitoring Report

Appendix 1 – Links to other PPS and environmental objectives

Appendix 1

Relevant plans, programmes and strategies (PPS) and environmental protective objectives, and their relationship with the Highland Coastal Development Strategy

Name of PPS / Environmental protection objective	Objective/Requirements Plan/Programme	of	How it affects, or is affected by HCDS in terms of SEA issues* at Schedule 3 of the Environmental Assessment (Scotland) Act 2005
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International



1	EC Directive on the assessment of the effects of certain plans and programmes on the environment. Strategic Environmental Assessment (SEA) Directive (2001/42/EC)	The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. Aims to identify and mitigate significant environment effects arising from certain plans and programmes.	The Directive requires that an SEA be carried out on any PPS that is likely to have a significant environmental impact and an Environmental Report produced.
2	European Climate Change Programme (2005)	The European Commission's main instrument to discuss and prepare the further development of the European Union's climate policy. To identify and develop all the necessary elements on an EU strategy to deliver the EU Kyoto Protocol commitment to reduce greenhouse gas emissions to 8% below 1990 levels by 2008-2012.	The strategy should promote choice and raise awareness of the need for change and encourage the development of renewables. The Council will promote coastal housing site allocations to be mainly located in existing settlements to make use of existing facilities and services in order to reduce CO2 transport related emissions.
3	EC Directive establishing a framework for Community action in the Field of Water Policy Water Framework Directive (2000/60/EC)	The Water Framework Directive is designed to integrate the way we manage water bodies across Europe. It aims to protect and enhance our water environment, promote sustainable water consumption, reduce water pollution and lessen the effects of floods and droughts.	The Strategic Environment Assessment of each site will identify whether the area is at risk from coastal or fluvial flooding according to the SEPA 1 in 200 year flood map contours. In terms of conserving water quality, the strategy will promote appropriate development with guidance from the classification maps contained within the strategy.
4	The Johannesburg Declaration on Sustainable Development (2002)	Principles of international commitment to sustainable development reaffirmed. Aims to strengthen and improve Government at all levels to fulfil commitment to sustainable development.	The strategy will take into consideration the principles of sustainable development and seek to reflect these within the overarching objectives of the strategy.
5	Agenda 21(1992)	Agenda 21 underlines the growing awareness of the need to adopt a balanced and integrated approach to environment and development issues. Agenda 21 contains a broad range of	The strategy will reflect the principles of sustainable development and will make reference to the Council's Renewable Energy Strategy and the development policy planning

		qualitative objectives that relate to sustainable development. These include a requirement for countries to adopt integrated strategies to ensure compliance with legislation relating to sustainable development, to promote the use of renewable energy systems and to build public environmental awareness.	guidance – Planning for Sustainability in the Highlands.
6	EC Directive On Public Access to Environmental Information (2003/4/EC)	Enforces the right of the public to view environmental information held by public authorities.	The Highland Council is required to ensure that all environmental information relating to the strategy is made available to the general public. Public involvement in the formulation of the strategy should be actively facilitated.
7	UNECE Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters. 'The Aarhus Convention' Adopted June 1998	Acknowledges the need for public participation in environmental issues and grants the public rights to access to justice and information on the environment.	Consultations should incorporate the views and suggestions of local residents, business groups, council representatives and government.
8	The Convention on Biological Diversity (1992)	International commitment to maintaining the world's biodiversity. Three main goals established – the conservation of biological diversity; the sustainable use of its components and the fair and equitable sharing of the benefits from the use of genetic resources. Requirement for each country who has signed the declaration to develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity.	Adequate consideration of impacts affecting biodiversity with support for more detailed assessment at the local level where appropriate will be considered in the strategy.
9	European Protected Species, Development Sites and the Planning System, Interim guidance for local authorities on licensing arrangements (2001) (SNH)	This guidance clarifies the licensing arrangements which currently apply in cases where European protected species are present on any site which is the subject of a development proposal.	Protected European species should be given added protection through the coastal classification process and the aims of the strategy.
10	The Convention on Wetlands of International Importance especially as Waterfowl Habitat 'The Ramsar Convention' Adopted February 1971	An international treaty that provides the framework for national and international co-operation for the conservation of wetlands primarily to provide a habitat for birds.	The strategy must recognise the legal status of any 'Ramsar' protected site and reflect its ecological importance in its biodiversity objectives.
11	EU Soil Thematic Strategy (Consultation stage)	The emerging Soil Strategy aims to reduce soil pollution, erosion, compaction and sealing of soil. It also aims to protect the role of soil in storing CO ₂ , avoiding water pollution and preserving biodiversity. Protection of the sustainable production of food and renewable resources is a further aim.	The Strategy highlights soil protection as an issue and implicates soil degradation as a forthcoming issue in relation to land use.
12	European Landscape Convention (2000)	Promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues.	The Convention directs the way in which European designated landscapes issues should be taken into consideration.
13	Energy Services Directive	This requires each member state to introduce a mandatory target for the annual	The strategy will support the Corporate Plan which seeks to

		amount of energy to be saved in the public sector attributable to energy services, energy efficiency programmes and other energy efficiency measures. Article five of the directive requires the public sector to fulfill an exemplary role, including the purchase of equipment and vehicles based on a list of energy-specific product specifications. The directive, currently out for consultation, is expected to be implemented in May 2008.	reduce greenhouse gas emissions.
14	European Biodiversity Framework	Promotes the conservation and sustainable use of biodiversity, emphasising education, training and awareness raising, species identification, monitoring and exchange of information.	The strategy should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
15	European Framework on Sustainable Development	Promotes coherent and cost-effective policy making; technological innovation; stronger involvement in civil society; and business in policy formation. Strategies for Sustainable Economic support progress in respect of the local environment.	The strategy will promote efficient resource use and energy efficiency through a number of the topics. Sustainable development would be considered a cross cutting theme.
16	European Spatial Development Perspective	Emphasises the importance of achieving, equally throughout the EU, economic and social cohesion, as well as the conservation and management of natural resources and cultural heritage. It stresses more balanced competitiveness of the European Community.	This will influences the delivery of all of the aims of the strategy.
17	Kyoto Protocol (1992)	United Nations international treaty on climate change. The Protocol entered into force in February 2005. Developed countries that have ratified the Protocol are committed to reducing their emissions of greenhouse gases. Commitment signed by 38 countries (plus the EU) to introduce legally binding targets to limit or reduce greenhouse gas emissions by at least 5% of 1990 levels in the period 2008-2012. The UK has committed to an 8% reduction.	The strategy will take account of targets reducing CO2 emissions and consider measures to reduce the need to travel and promote more sustainable and active forms of coastal transport.
18	Water Framework Directive 2000/60/EC	The Water Framework Directive is designed to integrate the way we manage water bodies across Europe. It aims to protect and enhance our water environment, promote sustainable water consumption, reduce water pollution and lessen the effects of floods and droughts.	The Strategic Environment Assessment of sites at the individual planning application stage will identify whether the area is at risk from coastal or fluvial flooding according to the SEPA 1 in 200 year flood map contours.
19	EC Waste Framework Directive	Along with subsequent Directives, this Directive aims to create an integrated approach to waste management in order to reduce waste production. It requires all necessary measures to be taken to ensure that waste is recovered or disposed of without harming human health.	The strategy should reflect the need to reduce the overall amount of waste that is produced within the area, as well as the need to sustainably dispose of waste that is produced.
20	EC Directive on Landfill	The Directive aims to reduce the amount of their biodegradable municipal waste sent to landfill. Biodegradable waste is waste which breaks down to produce methane (a greenhouse gas causing global warming). The main requirements of the Directive are	This may have influence on the development of a strategic policy framework for waste where coastal sites are considered.

that:

- All landfill sites are classified as either hazardous, non hazardous or inert. This will mean the end of co-disposal
- Full costs to be met by the gate price
- Only treated waste may be landfilled
- Once a landfill site is classified, the Directive dictates the types of wastes it can accept

Certain wastes will be banned from landfills over a number of years - liquids, explosives, infectious clinical wastes and tyres

21	The Convention on Biological Diversity (1992)	The objectives of this Convention, to be pursued in accordance with its relevant provisions, are the conservation of biological diversity, the sustainable use of its components and the fair and equitable sharing of the benefits arising out of the utilization of genetic resources, including by appropriate access to genetic resources and by appropriate transfer of relevant technologies, taking into account all rights over those resources and to technologies, and by appropriate funding. Its short-term aim is to significantly reduce global biodiversity loss by 2010.	The strategy should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
22	EC Bathing Waters Directive - 76/160/EEC	The main objective of the Bathing Water Directives (76/160/EEC and 2006/7/EC) is to protect public health and the environment from faecal pollution at bathing waters. Member States are required to identify popular bathing areas and to monitor water quality at these bathing waters throughout the bathing season	The strategy will take the directive into consideration when formulating policies for waste water and the coastal water environment.
23	EC Shellfish Directives - 79/923/EEC and 91/492/EEC	The aim of the EC Shellfish Waters Directive is to protect or improve shellfish waters in order to support shellfish life and growth, therefore contributing to the high quality of shellfish products directly edible by man. It sets physical, chemical and microbiological water quality requirements that designated shellfish waters must either comply with ('mandatory' standards) or endeavour to meet ('guideline' standards).	The strategy will take the directive into consideration when formulating policies for the water environment to ensure that the physical, chemical and microbiological standards are complied with.
24	EC Directive on the Assessment and Management of Flood Risks - 2007/60/EC	Requires Member States to assess if all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk.	The strategy will support any policy on coastal flooding to aid compliance with this directive and the way in which the Directive is being implemented by both SEPA and the Scottish Government.
25	1992 OSPAR Convention for the Protection of the Marine Environment of the North East Atlantic	The Convention for the Protection of the Marine Environment of the North-East Atlantic or OSPAR Convention is the current legislative instrument regulating international cooperation on environmental protection in the North-East Atlantic.	The strategy will ensure that it works closely with the Highland wide Local Development Plan and the Scottish Governments Marine Spatial Planning activities to meet with the requirements of the convention.
26	EU Thematic Strategy	Sets objectives for reducing certain	The strategy will take the EU

	on Air Pollution (2005)	pollutants and reinforces the legislative framework for combating air pollution via two main routes: improving Community environmental legislation and integrating air quality concerns into related policies.	strategy into consideration in relation to marine renewable projects.
27	Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and recycling of waste (2005)	Sets out guidelines and describes measures aimed at reducing the pressure on the environment caused by waste production and management. The main thrust of the strategy is on amending the legislation to improve implementation, and on preventing waste and promoting effective recycling.	This will be taken into consideration when as a crosscutting theme to progress more sustainable waste disposal in Highland and using the waste hierarchy.
28	UN Framework Convention on Climate Change (1992)	Achieve stabilization of greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system. Such a level should be achieved within a time frame sufficient to allow ecosystems to adapt naturally to climate change, to ensure that food production is not threatened and to enable economic development to proceed in a sustainable manner.	The strategy will take this into account when working with the Council's Climate Change Strategy to reduce emissions of greenhouse gases.
29	EU Wild Birds Directive (79/409/EEC)	Protection scheme for all of Europe's wild birds, identifying 194 species and sub-species. Provides a framework for the conservation of wild birds in Europe. The Directive requires the identification of Special Protection Areas (SPAs) to conserve rare or vulnerable species. Aims to sustain populations of naturally occurring wild birds by sustaining areas of habitats in order to maintain populations at ecologically and scientifically sound levels.	Adequate consideration will be given to the impacts affecting biodiversity, with support for more detailed assessment at the local level where appropriate. The strategy must ensure that the ecological value of important SPAs is not undermined.
30	EU Habitats Directive (92/43/EC)	Aims to ensure biodiversity by conserving natural habitats of wild flora and fauna. It requires Special Areas of Conservation (SACs) to be identified which form a network of protected areas called Natura 2000 along with SPAs. Projects are only permitted on such sites under exceptional circumstances. Also aims to maintain, or restore, in a favourable condition designated natural types and habitats of designated species.	Ensure that the strategy is mindful of the list of sites of the natural habitats and species and take appropriate steps to avoid the deterioration of these habitats and avoid disturbance of scheduled, scarce or rare species. Ensure that schemes pursuant to the strategy do not result in damage to special areas of conservation. Adequate consideration will be encouraged of impacts affecting biodiversity with support for more detailed assessment at the local level where appropriate.
31	EU Marine Strategy Framework Directive	The aim of the European Union's ambitious Marine Strategy Framework Directive (adopted in June 2008) is to protect more effectively the marine environment across Europe. It aims to achieve good environmental status of the EU's marine waters by 2021 and to protect the resource base upon which marine-related economic and social activities depend	The strategy will assist in the aims of the MSFD by providing classification of the Highland coast, thus guiding future work on the marine bill, which in turn is linked to the MSFD.

National



32	SEA Good Practice Guidelines (ODPM) 2005	The guidelines are designed to assist practitioners responsible for plans and programmes requiring SEA, explain the role of the Environment Agency in the process and promote good practice approaches.	The Council will use these guidelines to inform how best to carry out an environmental assessment on qualifying plans and programmes.
33	UK Energy White Paper: Our Energy Future – Creating a Low Carbon Economy (2003)	Defines a long-term vision for energy policy combining environmental, security of supply, competitiveness and social goals. Four key goals within the White Paper <ul style="list-style-type: none"> - to cut the UK's carbon dioxide emissions, the main contributor to global warming, by 60% by about 2050 with real progress by 2020; - To maintain the reliability of energy supplies; - To promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and - To ensure that every home is adequately and affordably heated. 	The strategy should recognise the significance of energy consumption by the coastal transport sector and the corresponding contribution to CO ² emissions.
34	Forestry Commission (2004) The UK Forestry Standard: The Government's Approach to Sustainable Forestry	The two central aims of the Standard are: <ul style="list-style-type: none"> - The sustainable management of our existing woods and forests; and - A steady expansion of tree cover to increase the many diverse benefits that forests provide. 	The strategy will safeguard and improve areas of semi-natural and amenity coastal woodland where appropriate.
35	Wildlife and Countryside Act (as amended)1981	This Act is the principle mechanism for the legislative protection of wildlife in Great Britain. The Local Plan will aim to protect designated areas and priority habitats from development influences.	There are a number of SSSIs in the Local Plan area. The Plan should recognise their statutory importance and strive to ensure they are adequately protected.
36	UK Wild Mammals (Protection) Act 1996	Offers protection for rare wild mammals throughout the UK, including species such as red squirrels, bats and otters.	The strategy will offer protection to wild mammals by discouraging development away from the most sensitive coastal habitats for these species.
37	UK Climate Change Act (2008)	The UK Climate Change Act sets a target of 60% CO ₂ reduction by 2050. The Bill is currently moving through the House of Commons. A Climate Change Committee has been created to take forward the actions in the Bill. Scotland will have certain devolved powers in implementing a Climate Change Bill for Scotland.	The strategy will take a strategic approach to how coastal land uses in Highland can play their part in reducing carbon emissions.
38	Scotland and UK Energy Policy	A number of issues present in the UK Energy White Paper will have implications for Scotland. In particular: <ul style="list-style-type: none"> • Where we will use our own powers in different ways to achieve more 	The strategy will take into consideration the implications of the national policy.

for Scotland

- Where we will use our own powers to complement UK measures

The overall objectives agreed upon are:

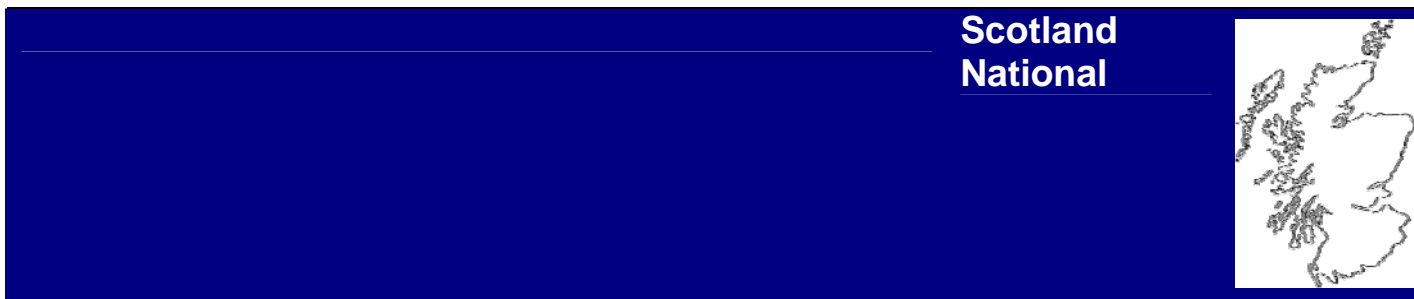
- The need to reduce carbon emissions, and so tackle climate change
- The need to ensure security of energy supplies by fostering a vibrant, diverse and competitive energy sector that is rooted here in Scotland

- The need to deliver energy at an affordable price for both individuals and businesses Ensuring that energy policy allows the energy sector to continue to make its vital contribution to economic growth

39 UK Biodiversity Action Plan 1995 and 1999

It is the UK Government's response to the Convention on Biological Diversity signed in 1992. It describes the UK's biological resources and commits the government to a detailed plan for the protection of these resources. It currently has 391 Species Action Plans, 45 Habitat Action Plans and 162 Local Biodiversity Action Plans with targeted actions, a major review of the Priority Species and Habitats are underway, and will be completed in late 2008.

The strategy should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004



40 The Environmental Assessment (Scotland) Act 2005

The Act ensures that during the preparation of a qualifying plan or programme, there will be the carrying out of an environmental assessment. The SEA process that should be followed by a responsible authority is also outlined.

The Council will follow the procedure outlined in the Act when carrying out an environment assessment on a plan or programme.

41 Environmental Liability (Scotland) Regulations 2009

The Environmental Liability Directive 2004/35/EC (ELD) is a piece of European legislation that is based on the 'polluter pays' principle. It forces polluters to prevent and remedy 'environmental damage' caused by their activities. It applies to: serious damage to EU protected species and habitats or damage to Sites of Special Scientific Interest (SSSI); serious damage to water; land contamination that adversely affects human health.

The strategy will take the ELD into consideration as a crosscutting theme, linked to other biodiversity legislation and policy.

42 Scottish Executive *et al* (2005) Securing the Future. The UK's shared

Sets out the guiding principles that have to be adhered to in order to achieve the goal of sustainable development.

The strategy should adhere to the five principles in order that all policies are sustainable. The

	framework for sustainable development	<p>The following principles set out the framework for all sustainable development policy within the UK:</p> <ul style="list-style-type: none"> - Living within environmental limits - Ensuring a strong, healthy and just society - Achieving a sustainable economy - Promoting good governance - Using sound science responsibly 	emphasis within the strategy is on balancing all aspects of sustainability.
43	Scottish Executive: Choosing Our Future Scotland's Sustainable Development Strategy (2005)	<p>This document sets out the action that will be taken in Scotland to turn the shared priorities set out in the UK Framework for sustainable development into action. It has six key priorities; sustainable consumption and production, climate change and energy, natural resource protection and environmental enhancement, sustainable communities, learning to live differently and delivery.</p>	The strategy will take account of objectives relating to sustainable development.
44	Land Reform (Scotland) Act 2003	<p>Part 1 of the Act introduces:</p> <ul style="list-style-type: none"> - statutory right of responsible access; - reciprocal obligation on owners to manage their land responsibly; - places a duty on local authorities to uphold access rights and to maintain core paths; <p>Part 2 introduces:</p> <ul style="list-style-type: none"> - community's right to buy <p>Part 3 introduces:</p> <ul style="list-style-type: none"> - crofting community right to buy 	The strategy needs to be aware of community land ownership where coastal issues arise.
45	Planning etc. (Scotland) Act 2006	<p>Act of the Scottish Parliament to make further provision relating to town and country planning; to make provision for business improvement districts; and for connected purposes.</p>	The strategy will support the Highland wide Local Development Plan, which will be produced using the guidance set out in this Act and also the secondary legislation of the Town and Country Planning (Scotland) (Development Planning) Regulations 2009
46	Scottish Outdoor Access Code (2003)	<p>The Scottish Outdoor Access Code, which aims to support the access provisions of the Land Reform Act, is based on three key principles:</p> <ul style="list-style-type: none"> - respect the interests of other people - care for the environment - take responsibility for your own actions 	The strategy should consider the development and use of coastal core path networks.
47	Scottish Executive (2000) Rural Scotland : A New Approach	<p>Provides strategic confirmation of key issues such as establishing National Parks, Land Reform Act (ownership and access), water quality, planning and farming and notes their contribution to environmental quality. The main environmental objectives are to maintain the quality and diversity of Scotland's natural and cultural heritage.</p>	The strategy should endeavour to maintain and enhance water quality, and safeguard amenity coastal woodland and important coastal croft land in order to protect the local landscape and maintain the natural heritage of an area.
48	Scottish Executive (2006) Rural Development Programme for Scotland 2007-2013 The Strategic	<p>The consultation paper sets out key themes and priorities for the Rural Development Strategy for Scotland. The Strategy will guide the use of European Union Funds and other</p>	The three themes of the strategy support SEA objectives through the promotion of rural economic development and communities, natural heritage and landscape

Plan		resources for rural development in the 2007-13 Scotland Rural Development Programme. The Strategy will form part of a UK National Strategy Plan which must be submitted to the European Commission. The three proposed themes for the strategy are: <ul style="list-style-type: none"> - underpinning performance and quality in the agriculture food processing and forestry sectors - enhancing rural landscapes and the natural heritage - promoting a more diverse rural economy and thriving communities. 	enhancement. The strategy will give due consideration to the coastal elements of this plan.
49	Scotland's Biodiversity (2004) It's In Your Hands. A Strategy for the conservation and enhancement of biodiversity in Scotland	<p>Vision: 'It's 2030: Scotland is recognised as a world leader in biodiversity conservation. Everyone is involved; everyone benefits. The nation is enriched'</p> <p>Objectives:</p> <ul style="list-style-type: none"> - conserve what we have - sustain healthy ecosystems - create networks and connections - engage more people - promote sustainable development <p>The strategy also underlines the need to promote understanding and appreciation of natural heritage.</p>	Sets out the overall approach to biodiversity conservation and enhancement which the strategy should contribute towards.
50	Scottish Historical Environment Policy (2008) (HS)	The Scottish Historic Environment Policy sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations.	The strategy will take into consideration the SHEP when formulating policies on the built and cultural heritage of coastal Highland.
51	Scottish Executive(2001) A Forward Strategy for Scottish Agriculture	The Strategy sets out the national vision for the agricultural and land management sector, responding positively to contextual change and providing a more viable future for the industry. It aims to make the industry more prosperous by establishing better connections with the market. It views agriculture as an integral part of rural development and emphasises the importance of environmental stewardship.	The strategy should take account of the concerns and opinions of local crofters, farmers, estate managers and landholders in the provision of new coastal development.
52	Scottish Executive (2004) Framework for Economic Development in Scotland	The Vision of the Framework is 'to raise the quality of life of the Scottish people through increasing the economic opportunities for all on a socially and environmentally sustainable basis.' Key objectives include economic growth, regional development and closing the opportunity gap. Sustainable development is also a key aim, the framework focuses on more efficient and profitable production, using fewer raw materials; adding more value to products with less pollution and waste in the process; and more consumer needs fulfilled with less energy, water or waste.	The strategy should reflect and build on the emphasis for environmentally sustainable ways of developing business.
53	The Conservation (Natural Habitats, &c.)	Under the Regulations, competent authorities i.e. any Minister, government	The strategy will have regard to the EC Habitats Directive in relation to

	Regulations 1994 (as amended)	department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.	coastal issues.
54	Scottish Executive (2001) A Smart Successful Scotland, Ambitions for the Enterprise Networks	This strategy aims to provide support to businesses through the Local Enterprise Company (LEC) network. It also emphasises the importance of fostering and maintaining good global connections, and marketing Scotland as a place to invest, partly on the basis of the high quality environment, skills and learning are also emphasised.	The strategy should seek to promote and improve upon the attraction of the coastal Highlands as a place to invest, whilst generating income and employment through effective business links.
55	Scottish Executive (2003) Securing a future: Scotland's Renewable Energy	Notes the Scottish Executive's target of achieving 18% of electricity generation in Scotland from renewables by 2010. Includes a commitment to biomass generation in Scotland and discusses opportunities arising from biomass initiatives, including short rotation coppice and co-products from timber operations and agriculture.	The strategy will support development of renewable energy projects.
56	Scottish Executive (2001) Potential Adaptation Strategies for Climate Change in Scotland	Identifies a full range of potential adaptation strategies for Scotland, including those specifically relating to agriculture, forestry, fishing and biodiversity. Emphasises the importance of flexible resource management and the need to move on from defining conservation objectives on the basis of single species or fixed locations as these may no longer be achievable. The strategy notes that: 'the fragmented and often overlapping nature of policies for forestry, agriculture and biodiversity impedes appropriate adaptation strategies. In the medium-term, drivers of change from agriculture, from mitigating greenhouse gas emissions, from sustainability issues and from the protection of biodiversity may lead to a blurring and perhaps complete removal of the distinctions between policies for forestry, agriculture and biodiversity.'	The strategy will take account of the Scottish share and consider measures from the transport sector which would positively contribute to the targets.
57	Scottish Executive (2003) Improving Health in Scotland The Challenge	Addresses wider health issues and aims to improve life expectancy. Also aims to reduce health inequalities between deprived and affluent people. Aims to 'mainstream' health policy so that it becomes an integral part of wider public sector policies. To achieve the required 1% annual increase, the strategy focuses on ensuring that physical activity is encouraged across the population as a whole, and targeting specific communities for basic changes in activity levels.	The strategy will take into account health related impacts of different strategies.
58	Delivering a Healthy Scotland Meeting the Challenge: Health Improvement In Scotland Annual Report	Aims to improve health and narrow the health inequalities gap, with a strategy to achieve a more rapid rate of health improvement. Report illustrates progress and actions on health improvements and	Take measures in the strategy to promote healthy lifestyles.

(2006)

		how it contributes to key cross cutting government themes, e.g. sustainable development, social justice and community regeneration. Makes reference to the ways in which sustainable development supports health improvement and vice versa, in particular maintaining and increasing levels of green spaces in and near towns for recreation and enabling walking and cycling; funding initiatives that promote non car based travel.	
59	Forestry Commission Scotland (2005) Scottish Forestry Grants Scheme	The aim of the Scottish Forestry Grants Scheme (SFGS) is to help deliver the Scottish Forestry Strategy (SFS) by encouraging the creation and management of woods and forests to provide economic, environmental and social benefits.	The strategy supports the aim of managing existing coastal woodland and enhancing it to maximise biodiversity, landscape, community and recreation objectives. The strategy supports the creation of coastal walks.
60	Forestry Commission Scotland (2004) Framework Document for Forest Enterprise Scotland	The purpose of Forest Enterprise Scotland is to manage the national forest estate to deliver economic, environmental and social objectives of the Scottish Forestry Strategy. Guiding principles include: <ul style="list-style-type: none">- sustainable forest management- delivering the Scottish Forestry Strategy- helping to deliver other Scottish Executive agendas- efficiency and effectiveness	The strategy and the SEA process will take account of the principles outlined, in relation to particular issues concerning community access to forests for recreational purposes and the transportation of timber, including support for development of harbours to support timber barges.
61	Forestry Commission Scotland (FCS) and SNH (2003) Habitat Networks for Wildlife and People	Aims to enrich the natural heritage of Scotland by the creation of woodland networks through linking woodlands, old and new, to form a more continuous woodland cover. This benefits wildlife by providing wider and more sustainable habitats and should enhance opportunities for people who live near, work in or simply enjoy woodlands. Proposes methods by which woods and forests can be linked and suggests woodland should be viewed as an integral part of the wider landscape rather than as individual stands of trees.	The strategy should aim to complement this strategy by encouraging an increase in coastal woodland cover and the creation of coastal woodland walks.
62	The Scottish Executive publication, 'Better bathing waters: meeting the challenges of the revised Bathing Water Directive in Scotland' (2006) (SEPA)	The Scottish Executive has designated 63 bathing sites in accordance with the European Commission's Bathing Water Directive. This Directive requires that the water quality at all designated bathing waters must meet specific microbiological requirements in order to protect the health of those that bathe there.	The strategy highlights the importance of tackling both point source and diffuse pollution.
63	Groundwater Protection Policy for Scotland SEPA Environmental Policy 19 (2003)	Groundwater is a valuable resource in Scotland, essential for irrigation in some agriculturally productive areas, and is vital to the maintenance of the ecology and biodiversity of other habitats. As groundwater is not visible, it is often poorly understood and its value underestimated as a consequence. Groundwater should be managed in a sustainable way to maintain and enhance its contribution to social, economic and environmental welfare. However, the	The strategy will take account of groundwater issues and support improvement through the coastal classification.

64	Policy on the culverting of Watercourses (policy26) SEPA (1998) (SEPA)	resource can be damaged by pollution and over-abstraction, sometimes irreversibly. This policy aims to prevent the unnecessary damage to river channels as a result of culverting schemes which are proposed for reasons of convenience.	The strategy will have regard to the policy in relation to coastal issues.
65	Water Environment and Water Services (Scotland) Act 2003 (WEWS)	The Act translates the EC Water Framework Directive into the Scottish context. It includes a number of key commitments relating to Scotland's water environment: <ul style="list-style-type: none"> • establishing River Basin Management districts; - preparing River Basin Management Plans - regulation of controlled activities (including those likely to cause pollution to the water environment, those involved in abstraction, and those from construction on or near water). <p>The Act aims to prevent further deterioration of water quality and has given Scottish Ministers powers to introduce regulatory controls over activities in order to protect and improve Scotland's water environment. That is, wetlands, rivers, lochs, transitional waters (estuaries and saline lagoons), coastal waters and water under the ground (groundwater).</p>	The strategy will reflect the Act in the development of adequate drainage systems. Future expansion of local water provision or abstraction and wastewater handling to cope with expected population increases will require close consultation with SEPA and Scottish Water.
66	The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR)	Brings into effect the regulation of the following activities: <ul style="list-style-type: none"> • abstractions from surface and groundwater; • impoundment of rivers, lochs, wetlands and transitional waters; • groundwater recharge; <ul style="list-style-type: none"> - engineering in rivers, lochs and wetlands; - engineering activities in the vicinity of rivers, lochs and wetland which are likely to have a significant adverse impact upon the water environment; - activities liable to cause pollution; - direct or indirect discharge of certain substances to groundwater; and • any other activities which directly or indirectly are liable to cause a significant impact upon the water environment. 	The Regulations apply across the water environment to provide a holistic approach to pollution control and protection of the water environment. Any activities that may fall within the remit of these regulations will require close consultation with SEPA and the receipt of appropriate licences.
67	Flood Prevention and Land Drainage (Scotland) Act 1997	The introduction of the Flood Prevention and Land Drainage (Scotland) Act 1997 instigated changes to the responsibilities and duties of Local Authorities in Scotland. In respect of this Act the flooding referred to is the flooding of land, not being agricultural land. Flooding of agricultural land falls out with the requirements of the Act. The implications on The Highland	The strategy should take account of flood plains and areas at risk of flooding from SEPA's flood risk maps. Development proposals should avoid flood plains in the first instance, should this not be possible, adequate flood prevention or attenuation measures should be included.

Council of this Act impose the following additional requirements:-

- a) Assessment of watercourses, from time to time for the purpose of ascertaining whether any such watercourse is in a condition likely to flood.
- b) A duty to maintain watercourses, which are in a condition likely to cause flooding, or where works would substantially reduce the likelihood of such flooding.
 - Notification of Local Authorities out with the area. Where it appears to The Highland Council that any watercourse in the area is in a condition which is likely to cause flooding, out with the area, the Council shall notify the local authority for the area in which the land is situated.
 - Reports shall be published, at two year intervals.

68	Flood Risk Management (Scotland) Act 2009		The strategy should take account of flood plains and areas at risk of flooding from SEPA's flood risk maps.
69	Scottish Executive's Locational Guidelines for the Authorisation of Marine Fish Farms in Scottish Waters (2002)	This document provides guidance to the aquaculture industry and regulatory bodies on the environmental sensitivity of local areas supporting aquaculture.	The strategy will guide development to avoid sites at the shore which may conflict on the siting of fish farms.
70	Passed to the Future (2002) Historic Scotland Policy for the Sustainable Management of the Historic Environment	Sets out the Scottish Executive's policy for the sustainable management of the historic environment. It notes the irreplaceable nature of historic environment features, but also sets out the following key principles to guide the parameters in which change can take place: <ul style="list-style-type: none"> - recognising value – in terms of quality of life and as a means of meeting social, environmental and economic needs - good stewardship – taking into account capacity for change and the sustainable use of resources • assessing impact – following the precautionary principle where impact is not clear • working together – to reduce damage, resolve conflict and maximise benefit 	The strategy should recognise the important role of the historic environment and acknowledge the need to work together with others to consider a balance between social, economic and environmental needs. The SEA documents should be easily available to the public and the consultation authorities will be actively consulted on the content of the SEA.
71	Forestry Commission Scotland: Scottish Forestry Strategy, 2006	This document sets out a framework for taking forestry through the first half of this century. It sets out a vision for a forestry sector that is: <ul style="list-style-type: none"> • diverse and strong • in tune with the environment • employing many people in a wide range of enterprises • providing the many other services 	The strategy should take account of coastal forestry issues.

		and benefits that people need, now and for the future.	
72	Scottish Executive's Advice Note on Marine Fish Farming and the Environment, Jan 2003	This advice note provides information on the marine aquaculture industry. It encourages sustainable development of the industry and considers the environmental effects and constraints to development.	The strategy should consider areas where development may affect this industry.
73	A Strategic Framework for the Aquaculture Industry (2003)	Aims to provide a way of delivering sustainable aquaculture in Scotland.	The strategy should provide additional guidance that will help deliver sustainable development of aquaculture whilst protecting the most sensitive sites.
74	Marine Scotland (2009) A Fresh Start: The renewed strategic framework for Scottish aquaculture.	Sets out a framework for a more flexible approach to deliver sustainable aquaculture in Scotland.	The strategy should provide additional guidance that will help deliver sustainable development of aquaculture whilst protecting the most sensitive sites.
75	Circular 1: 2007 Planning Controls for Marine Fish Farms	Provides guidance to the determination by planning authorities of decisions relating to new fish farms and modifications to existing fish farms in designated marine zones.	The strategy should provide additional guidance that will help deliver sustainable development of aquaculture whilst protecting the most sensitive sites.
76	The Fishfarm Location Relocation Programme	Linked to delivering the renewed strategic framework for Scottish aquaculture.	The strategy should provide additional guidance that will help deliver sustainable development of aquaculture whilst protecting the most sensitive sites.
77	SEPA Policy 27 (Addendum)	This document looks at the reduction and control of water pollution. SEPA is responsible for ensuring that licences granted for discharges are compliant with relevant regulations. It looks at: <ul style="list-style-type: none"> • urban waste water • nitrates directive • bathing waters • shellfish waters • freshwater fisheries • surface waters abstracted for public supply • dangerous substances • discharges to groundwater • integrated pollution prevention and control • Natura 2000 sites • Water framework directive • OSPAR. 	The strategy should take account of possible sources of water pollution where it may affect the coastal area.
78	SEPA Regulatory Method WAT-RM-13 Microbiological Discharges (2007)	Sets out the guidance on point source continuous or intermittent discharges made directly to, or impacting on, the following waters identified as required to meet microbiological environmental quality standards: Shellfish Waters; Bathing Waters; Recreational and Shoreline Waters.	The strategy should take account of possible sources of water pollution where it may affect the coastal area.
79	Scottish Executive Trunk Road Biodiversity Action Plan (TRBAP) (2000)	Sets the Scottish Executive's commitment to protecting Scottish biodiversity on the trunk road network. The purpose of the document is twofold: <ul style="list-style-type: none"> - to assist in the delivery of biodiversity targets and objectives 	The strategy should take account of any recommendations and actions outlined within the Trunk Road Biodiversity Action Plan, where it may have an impact on coastal areas.

		<p>as set down in the Scottish Local Biodiversity Action Plans.</p> <ul style="list-style-type: none"> - to raise awareness of biodiversity in all engineers, managers, planners, designers and ecologists working on the Scottish Trunk Road network. 	
80	Position Statement: Policy and Supporting Guidance on Provision of Waste Water Drainage in Settlements (2006) (SEPA)	<p>Policy Principle 1 Where a settlement is served by a public sewerage system, it is SEPA's opinion that new developments should connect to the public sewerage system. SEPA will therefore promote connection and appropriate upgrade to the public sewerage system. This is subject to Policy Principles 4 and 8.</p> <p>Policy Principle 2 Through the consultation process for all appropriate development plans, SEPA will promote the inclusion of policies which require development proposals to connect to the public sewerage system.</p> <p>Policy Principle 3 SEPA will oppose development in or close to a settlement served by a public sewerage system which proposes individual</p>	The strategy will have regard to the SEPA Position statement.
81	Scottish Water's Q and S III programme (first stage of Q and S III 2006-2010)	The Q and S III Programme highlights the water and waste water systems that require, and are to receive, an upgrade or growth funding.	The strategy will have regard to this programme where it may have an impact on coastal areas.
82	SNH Wildness in Scotland's Countryside – A Policy Statement	This sets out SNH's policy on Wildness in Scotland	The strategy will take this into consideration when implementing the strategy and any subsequent revisions.
83	Scotland's Scenic Heritage (1978) Countryside Commission for Scotland	This report sets out the results of a review conducted to identify areas of unsurpassed attractiveness which must be conserved as part of our national heritage.	The strategy will take this into consideration when working toward a Quality Environment in Highland.
84	Scottish Climate Change Act (2009)	The aim of the Act is to establish a framework to enable more actions to reduce Scotland's greenhouse gas emissions and adapt to climate change.	The strategy will take into consideration the provisions of the act.
85	Scotland's Climate Change Adaptation Framework	Linked to above	As above
86	Historic Scotland's Memorandum of Guidance on Listed buildings and Conservation Areas.	<p>This is the document to which all planning authorities are directed by Scottish Office Development Department Circular No.13/1998 in their consideration of conservation and listed building consent matters.</p> <p>The Memorandum aims to :</p> <ul style="list-style-type: none"> • present the principles and policies upon which the legislation is based • offer clear guidance which will help both applicants and planning officers to determine whether they are following those principles and policies and achieving what is best for the site 	The strategy should recognise the importance of the historic coastal environment and acknowledge the need to work together with others to consider a balance between social, economic and environmental needs.
87	Meeting the Needs,	Prioritises responsible resource use;	The strategy will promote efficient

	Priorities, Actions and Targets for Sustainable Development in Scotland (2002)	Encourages energy conservation and promotes use of power from renewable sources; Ensures the provision of better land use planning, alternative service delivery and sustainable transport systems.	resource use and energy efficiency through a range of policies.
88	National Waste Plan (2003) – New municipal waste recycling, and disposal targets to 2025 announced in January 2008.	The strategy sets out a framework within which Scotland can reduce the amount of waste it produces and deal with the waste that is produced in a more sustainable way. It covers all household, commercial and industrial waste. More than 85% of the waste produced in Scotland is sent directly to landfill – a massive misuse of resources and a major source of greenhouse and other gases. The National Waste Plan aims to reduce this practice and outlines how we can work towards a culture of reducing, reusing and recycling our rubbish.	The strategy should take account of waste issues when considering the projected coastal population increase within the plan area.
89	Scottish Executive Policy Statement for Scotland - Designing Places	Sets out the Scottish Governments Policy to encourage well designed places throughout Scotland	The strategy should take account of design issues when considering the coastal area.
90	Nature Conservation (Scotland) Act	Sets out a series of measures which are designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland. Places a general duty on all public bodies to further the conservation of biodiversity.	The strategy will take into consideration the measures proposed in the Act.
91	Scottish Historic Environment Policy	Outlines the Scottish Ministers policies on the Historic Environment.	The strategy will take into consideration the measures proposed in the policy.
92	Ancient Monuments and Archaeological Areas Act 1979	An Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest.	The strategy will take into consideration the measures proposed in the Act.
93	Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	An Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Scottish Law Commission	The strategy will take into consideration the measures proposed in the Act.
94	Scotland's National Transport Strategy	Sets out the long term vision for transport, together with objectives, priorities and plans. It focuses on three strategic outcomes which will set the context for transport policy making for the next twenty years. <ul style="list-style-type: none"> • Improve journey times and connections between our cities and towns and our global markets to tackle congestion and provide access to key markets. • Reduce emissions to tackle climate change • Improve quality, accessibility and affordability of transport, to give people the choice of public transport and real alternatives to the car. 	The strategy will take into consideration the National Transport Strategy, although it will have limited impact on transport issues, which will be dealt with in the HWLDP.

95	Scottish Executive Marine Coastal Framework (2005)	Seeks to provide clean, healthy, safe, productive and biological diverse marine and coastal environments, which are managed to meet the long-term needs of nature and people. Seeks to provide a strategic analysis of existing marine activities; better understanding of environmental capacity, spatial planning issues, current pressures and how the marine environment can be managed in the future.	The strategy should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004.
96	Scottish Historic Environment Policy 2	Sets out the policy for the identification and designation of nationally important ancient monuments. Sets the context to conserve the evidence of Scotland's past based on their cultural significance.	The strategy should ensure the conservation of historic areas of cultural importance.
97	The Future of Housing in Scotland	Our vision for the future of housing in Scotland has four elements: <ul style="list-style-type: none"> • An increased supply of housing across all tenures, all of which is delivered on the basis of higher environmental and design standards. • More choice of housing that those on lower incomes can afford. • Housing developments that contribute to the creation of sustainable, mixed communities. 	The strategy will take into consideration the findings of this report.
98	Scottish Biodiversity Action Plan 2005-8 and 2008-2011	Social housing that provides better value for public expenditure. Its aim is to conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future. It will do this by a number of measures; 1. Species & Habitats: To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats, 2. People: To increase awareness, understanding and enjoyment of biodiversity, and engage many more people in conservation and enhancement, 3. Landscapes & Ecosystems: To restore and enhance biodiversity in all our urban, rural and marine environments through better planning, design and practice, 4. Integration & Co-ordination: To develop an effective management framework that ensures biodiversity is taken into account in all decision making, 5. Knowledge: To ensure that the best new and existing knowledge on biodiversity is available to all policy makers and practitioners.	The strategy should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
99	Priorities to Achieve Economic Growth	Purpose is to focus government and public services on creating a more successful country, with the opportunities for all of Scotland to flourish through increasing, sustainable economic growth.	The strategy will seek to increase coastal economic growth while minimising impacts on the environment.
100	Draft River Basin	The draft river basin management plans	The strategy will make sure that the

	Management Plan for the Scotland River Basin District (2008)	(below) will ensure that statutory agencies, private organisations, public sector bodies and individuals work together to create a final plan that addresses all aspects of water management.	recommendations and findings of the RBMP will be taken into consideration when working to formulate policies on the coastal water environment.
101	Scotland's Bathing Waters: A Strategy for Improvement (2002)	The purpose of identification is to ensure that various water quality standards, particularly on microbiological contamination, are met at the bathing waters to protect public health and amenity. The Scottish Executive is committed to achieving these standards, which are set by the European Bathing Waters Directive, at all 60 identified bathing waters.	Take into consideration what is being done at a Scotland wide level to implement the EU Bathing waters Directive.
102	Strategic Asset Capacity and Development Plan (Scottish Water)	The Strategic Asset Capacity and Development Plan aims to let local authorities and developers see "at a glance" what capacity currently exists at a particular location in Scotland.	This will be taken into consideration within the strategy.
103	Thematic Strategy on the Protection and Conservation of the Marine Environment (2002)	The Marine Strategy is aimed at protecting Europe's seas and oceans and ensuring that human activities in these seas and oceans are carried out in a sustainable manner so that we and future generations can enjoy and benefit from biologically diverse and dynamic oceans and seas that are safe, clean, healthy and productive.	This will be taken into consideration when preparing the strategy.
104	The Pollution Prevention and Control (Scotland) Regulations (2000)	These regulations encourage environmental problems to be addressed in an integrated way.	This will be taken into consideration when formulating policies on the control of pollution in Highland.
105	Changing out Ways - Scotland's Climate Change Programme (2006)	The Scottish Executive is committed to playing its full part to tackle climate change. Key elements of this programme are: <ul style="list-style-type: none"> - presenting a vision for Scotland and how we are to move forward - quantifying Scotland's 'equitable contribution' in carbon terms - setting a Scottish target for carbon emission reductions - demonstrating Scotland's achievements so far - setting out new actions and future directions across the main sectors - responding to the inevitable consequences of climate change 	The Council will also support active and public transport, and will highlight the need for the provision of locally important pedestrian and cycle paths, including coastal areas.
106	Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)	The strategy is intended to ensure that the nation's infrastructure is improved; that public services are modernised; that investment planning takes a long-term view; that the allocation of resources is linked to the achievement of objectives and targets; and that the public sector disposes of surplus assets.	This will be taken into consideration when looking at proposed nationally important coastal infrastructure in Highland, although strategy will have limited direct impact on it.
107	Zero Waste Scotland	This proposed targets on waste including; <ul style="list-style-type: none"> • the amount of municipal waste being recycled or composted is to be increased to 60 per cent by 2020 and a new target of 70 per cent by 2025 • landfill from municipal waste is to 	This will be taken into account within the strategy.

be reduced to five per cent by 2025; and -no more than 25 per cent of municipal waste is to be used to generate energy by 2025 and large, inefficient incinerators are to be rejected; and -keeping the existing challenging target of stopping the growth in municipal waste by 2010

108 SEPA Guidelines for Thermal Treatment of Municipal Waste	These guidelines are material to the preparation of development plans and to the determination of planning applications for thermal treatment plants. The updated 2009 guidelines will carry the same status as a “material planning consideration” where relevant.	The strategy will need to take these guidelines into consideration especially within the Renewable Energy section.
109 Countryside (Scotland) Act 1967	An Act to make provision for the better enjoyment of the Scottish countryside, for the establishment of a Countryside Commission for Scotland and for the improvement of recreational and other facilities; to extend the powers of local planning authorities as respects land in their districts; to make financial provision with respect to the matters aforesaid; and for connected purposes.	
110 Natural Heritage Scotland Act 1991	An Act to establish Scottish Natural Heritage; to make provision as to the management of water resources in Scotland; and for connected purposes.	
111 Marine (Scotland) Bill 2009	A Bill to make provision in relation to functions and activities in the Scottish marine area, including provision about marine plans, licensing of marine activities and the protection of the area and its wildlife including seals; and for connected purposes.	
112 A Five Year Species Action Framework: Making a Difference for Scotland’s Species (SNH)	The Species Action Framework sets out a strategic approach to species management in Scotland. It prioritizes the way we manage species, focusing on those where we expect significant gains to overall biodiversity, and thereby benefits to the people of Scotland, will result.	
113 Scottish Executive Sustainable Development Criteria and the Ecosystem Approach: SSMEI desk study (2005)	Provides guidance for the management of marine activities and stakeholders in SSMEI pilot schemes.	
114 Countryside (Scotland) Act 2004	Amendments to the 1967 Act above	
115 SNH Natural Heritage Futures (SNH – various dates)	The Natural Heritage Futures initiative promotes integrated management of the natural heritage.	
116 Nature Conservation (Scotland) Act 2004	The Act places a duty on every public body to further the conservation of biodiversity consistent with the proper exercise of their functions. It requires Scottish Ministers to designate one or more strategies for the	The strategy will

conservation of biodiversity as the Scottish Biodiversity Strategy, and to publish lists of species of flora and fauna and habitats of principal importance.

		Scottish National Planning Policy Tier	
117	National Planning Framework for Scotland 2	This is the governments land use element of its economic strategy and sets out how each part of Scotland can play its part in making Scotland the best small country in the world.	The strategy will take into account the information within NPF 2.
118	Scottish Planning Policy (2008)	This sets out national policy, the purpose of the planning system and the objectives for core parts of the planning system	The strategy will have regard to the SPP to ensure it meets with the Scottish Governments view on the purpose of the planning system.
119	Scottish Planning Policy Part 3 Consultation Draft (2009)		
120	NPPG 5 - Archaeology and Planning (1998)	Require the protection, preservation and, where appropriate, enhancement of all nationally important sites of archaeological interest and their settings; and also for other unscheduled remains and their settings identified as particularly worthy of preservation. Require the protection and where appropriate the enhancement of landscapes of historic importance including historic gardens and designed landscapes, and their settings. Require the excavation and recording of sites where the primary aim of preservation has not been achieved.	The strategy will reflect the NPPG's aim of preserving sites of historic importance.
121	NPPG 13 - Coastal planning	Provides guidance on managing and enhancing biodiversity on the coast. Highlights the need to distinguish between developed, undeveloped and isolated coastlines. Advises planning authorities on how to manage the risk of erosion and flooding along the coastal zones. Also outlines policy guidance for coastal zone development locations and actions to be taken by planning authorities in development plans and control decisions.	The strategy fulfils the key aim of NPPG 13 by identifying sensitive landscapes and coastal areas where development should be avoided. Areas at risk from coastal flooding should also be avoided.
122	NPPG 14 - Natural Heritage	This document offers guidance on how the conservation and enhancement of Scotland's plants, animals, landform, geology, natural beauty and amenity should be reflected in land use planning.	The strategy will place particular emphasis on the strength of protection afforded to international, national, regional and local designations.
123	NPPG 18 - Planning and the Historic Environment	Sets out Government planning policies in relation to the historic environment with a	The strategy will: - include policies for the

		<p>view to its protection, enhancement and conservation.</p> <p>Aims to provide effective protection of all aspects of the historic environment.</p> <p>The historic environment can be damaged through new infrastructure development and indirect effects associated with transport.</p>	<p>protection, conservation and enhancement of the historic environment and its setting including listed buildings, conservation areas, scheduled monuments and historic gardens and designed landscapes.</p> <ul style="list-style-type: none"> - include reference to existing and proposed conservation areas.
124	SPP 2 Economic Development	<p>Development should embrace a wide range of views including those representing the economy, investment and infrastructure interests. Planning authorities should therefore work with the business community, the Enterprise networks and infrastructure providers to ensure that policies and proposals for land allocations reflect current and likely future requirements. However, this should not conflict with the protection afforded to international, national, regional and local designations.</p>	<p>The strategy should consider the objectives of HIE. The Plan should also help commit infrastructure providers such as Scottish Water to invest in areas that will provide future development.</p>
125	SPP 3 Planning for Housing (2008)	<p>A key aim of the planning system is to provide well-located, high quality new housing.</p> <p>The overall aim of SPP 3 is to guide new housing developments to the right places by ensuring new developments are easily accessible by public transport and well integrated into walking and cycling networks. Extensions to cities, towns and villages or new settlements should be developed in a sustainable way.</p>	<p>The strategy will provide supplementary guidance to the HWLDP re coastal housing issues.</p>
126	SPP 4 Minerals	<p>Provides guidance on a sustainable approach to mineral extraction.</p>	<p>The strategy will take SPP 4 into consideration re the potential for the sustainable development of coastal minerals.</p>
127	SPP 6 Renewable Energy (Draft)	<p>Scottish Ministers have set a target of generating a large percent of Scotland's electricity from renewable sources by 2020.</p>	<p>The strategy will support renewable energy developments and should make reference to the Council's Renewable Energy Strategy.</p>
128	SPP 7 Planning and Flooding (2004)	<p>New development should not take place if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere.</p> <p>The storage capacity of functional floodplains should be safeguarded, and works to elevate the level of a site by landraising should not lead to a loss of flood water storage capacity.</p> <p>The policy in this SPP is based on the following principles:</p> <ul style="list-style-type: none"> - developers and planning authorities must give consideration to the possibility of flooding from all sources. - new development should be free from significant flood risk from any source. 	<p>Flood risk will be a material consideration in a range of cases.</p> <p>The strategy should highlight the coastal sites with most potential for development.</p>

		<ul style="list-style-type: none"> - in areas characterised as 'medium to high' flood risk for watercourse and coastal flooding new development should be focussed on built up areas and all development must be safeguarded from the risk of flooding. 	
129	SPP 10 Planning for Waste Management	<p>Priority is now being given to the reduction of waste at source, its re-use, its recovery by recycling and to the use of waste as a source of energy. Treatment and disposal of that which remains should be carried out in a safe and environmentally acceptable manner. All these activities need to be carried out in a manner consistent with the principle of sustainable development and without imposing an unnecessary burden on industry.</p>	<p>The strategy will support waste management initiatives in accordance with the Waste Framework Directive.</p>
130	SPP 11 Open Space and Physical Activity	<p>Addresses the land use implications of sport and physical recreation and aspects of informal physical recreation that take place in urban open spaces, which are significant land uses in our towns and cities, and large areas of countryside which are shared by those enjoying outdoor pursuits and seeking places for quiet relaxation.</p>	<p>Local authorities and developers should aim to maintain existing open spaces and create new open spaces which are fit for purpose and sustainable over the long term. The strategy will support the development of coastal open spaces within new and existing developments.</p>
131	SPP 15 Planning for Rural Development (Feb 2005)	<p>This SPP focuses on sustainable rural development in the countryside and settlements of 3000 population or less. The SPP encourages a supportive attitude towards 'appropriate' development in areas that help create opportunities for development in sustainable locations wherever appropriate – for example where infrastructure capacity exists or can be provided at reasonable cost, or to meet justifiable social or economic objectives.</p>	<p>Sustainable rural coastal settlements may require the allocation of affordable housing sites. The importance of the sensitive design of coastal development in rural areas should be highlighted.</p>
132	SPP 17 Planning for Transport (2005)	<p>Promotes the integration of land use planning and transport at the national, regional and local level.</p> <p>Within SPP 17, land use planning is stated as an important tool in:</p> <ul style="list-style-type: none"> - reducing the need for travel by relating land use to transport facilities; - enabling access to local facilities by walking and cycling; - encouraging public transport access to developments; and - supporting essential motorised travel. <p>Accessibility of new developments is an important issue, and it is recognised that the development plan's should locate and integrate new development, including development of new settlements and expansion of existing built-up areas for housing, with existing or planned transport infrastructure, particularly for walking, cycling and public transport, and with provision of public transport services.</p>	<p>The strategy will recognise the importance of integrating land use and transport planning.</p>

133	SPP 20 Role of Architecture and Design in Scotland	Draws together and reinforces the Scottish Government's published design policy commitments and sets out the role of Architecture and Design Scotland.	This will be considered, but the strategy will have limited impact on this SPP.
134	SPP 21 Green Belts April 2006	Green belt policy should be used as a long-term planning tool to provide clarity and certainty on where development will and will not take place. There should continue to be a strong presumption against inappropriate development in green belts. Where it is considered necessary, the proposed release of green belt land should be taken forward as part of a long-term settlement strategy in the development plan. This will ensure widespread engagement and debate on the future shape of settlements. Management plans agreed between local authorities, landowners and other interests, as well as a range of funding schemes, have an important role in maximising the benefits of green belt land in a co-ordinated way.	This issue will be largely dealt with by the HWLDP, but the strategy will support it for coastal areas.
135	SPP 22 Planning for Fish Farming (2007)	Indicates how the planning system can seek to accommodate fish farming developments whilst safeguarding the environment.	This has been taken into consideration when producing the strategy and will support coastal development and aquaculture framework plans.
136	SPP 23 Planning and the Historic Environment (2008)	Sets out the national planning policy for the historic environment with a view to its protection, conservation and enhancement.	This will be taken into consideration when producing the strategy.
137	PAN 33 Development of Contaminated Land (2000)	Planning authorities are encouraged and expected to promote the re-use of brownfield land, including contaminated sites, and to inform developers of the availability of sites and the potential constraints attached to them.	The strategy will support the proposals for land use so that opportunities for development and redevelopment are readily identifiable to landowners, prospective developers and the local community. The allocation of a site for a particular use, however, does not in itself approve the suitability of a site for that purpose. Only investment by the developer or applicant can confirm this. In some instances an assessment of potential contamination issues will be necessary and any remedial work will also need to be financed by the developer.
138	PAN 39 Farm and Forestry Buildings	Provides supplementary advice on the siting and design of new farm and forestry buildings. The main objective is to indicate how development, through the application of appropriate siting and design criteria, can be reconciled with environmental and landscape considerations to achieve a high standard of design throughout the countryside and not just in designated areas of high environmental quality.	The strategy will provide guidance on the coastal aspects on siting farm and forestry buildings.
139	PAN 42 Archaeology – The Planning Process and Scheduled Monument Procedures	Includes advice on the handling of archaeological matters within the planning process and on the separate controls over scheduled monuments under the Ancient	The strategy will support the aims of PAN 42, in relation to coastal archaeology.

	(1994) (HS)	Monuments and Archaeological Areas Act 1979. Supports the associated NPPG 5 – Archaeology and Planning – which sets out the Government's planning policy on how archaeological remains and discoveries should be handled within the development plan and development control systems. As NPPG 5 indicates, nationally and more locally important remains and their settings should be preserved wherever feasible.	
140	PAN 45 Renewable Energy	Covers the characteristics of the main types of electricity generation developments, using renewable energy resources, likely to be deployed in Scotland.	The strategy will support the development of sustainable renewable energy in the most appropriate sites.
141	PAN 44 Fitting New Housing Development into the Landscape (1994)	House building is likely to continue to be the most widespread urban land use change for many years ahead. Recycling disused and vacant land as brownfield sites for new housing remains a national priority and can provide for a large part of these needs. Demand for new housing is high in many settlements, and development may threaten the character or identity of a place. A cumulative loss of landscape quality has already become apparent. Suburban housing estates, often devised with little appreciation of local character or a sense of place, have taken shape around the fringes of many towns.	Development Plans will advocate sensitive siting and design of new development within existing settlements, where possible. The strategy will support the coastal aspects of this issue.
142	PAN 51 Planning, Environmental Protection and Regulation (1997)	The environment and land use of Scotland provide the basis for sustaining life, economic development and social well-being. A range of specific environmental protection regimes are designed to safeguard the natural and built environment. They operate alongside the land use planning system which aims to ensure that development takes place in suitable locations and is sustainable, while also providing protection from inappropriate development.	Locations where there are special environmental protection concerns should be considered in the strategy.
143	PAN 53 Classifying the Coast for Planning Purposes (1998)	This advice note sets out the criteria which planning authorities should use in deciding whether the coast should be developed, undeveloped or remote.	This classification underpins the strategy.
144	PAN 60 Planning for Natural Heritage (2000)	Complements NPPG 14 on Natural Heritage, with examples of good planning practice in relation to natural heritage from across Scotland highlighted in a number of cases. Provides advice on how development and the planning system can contribute to the conservation, enhancement, enjoyment and understanding of Scotland's natural environment, and encourages developers and planning authorities to be positive and creative in addressing natural heritage issues.	The strategy will take the aims of this PAN into consideration.
145	PAN 61 Planning and	Planners have a key role in highlighting the	The strategy will take the aims of this

	Sustainable Urban Drainage Systems (2001)	need for Sustainable Urban Drainage Systems (SUDS) and co-ordinating SUDS projects.	PAN into consideration.
146	PAN 63 Waste Management Planning (2002)	One of the purposes of this PAN is to assist planning authorities in ensuring that development plans reflect the land use requirements for the delivery of an integrated network of waste management facilities.	The strategy will take the aims of this PAN into consideration.
147	PAN 65 Planning and Open Space (2008)	Gives advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces. Supports NPPG 11: Sport, Physical Recreation and Open Space. Also sets out how local authorities can prepare open space strategies and gives examples of good practice in providing, managing and maintaining spaces. The advice relates to open space in settlements: villages, towns and major urban areas. A key aim of the PAN is to raise the profile of open space as a planning issue.	The strategy will aim to protect coastal areas that are valued.
148	PAN 67 Housing Quality (2003)	The design of a successful place will begin with understanding how new housing can be connected to the movement patterns (street and routes) and settlement patterns (street blocks and layouts) of an area. Vehicle and pedestrian routes should connect the housing with facilities and spaces within the development, to the local area and more widely. Issues that should be considered when looking at the accessibility and traffic management of housing areas include: <ul style="list-style-type: none"> - buildings whose access is from the street - routes connected to existing routes and patterns of movement - well connected or have the potential to be well connected to public transport - pedestrian and cycle routes, which may be streets with vehicular traffic, that are continuous and connected, with no dead ends - routes which are safe and convenient for people with limited mobility 	The strategy will support sustainable, quality coastal housing in the most appropriate sites.
149	PAN 68 Design Statements (2003)	One of a series of advice notes which addresses design in more detail and should be read in conjunction with them. It explains what a design statement is, why it is a useful tool, when it is required, and how it should be prepared and presented. The PAN does not introduce a prescriptive approach. It seeks to ensure that local authorities and applicants become more confident in preparing them. The aim is to see design statements used more effectively in the planning process and to create places of lasting quality.	As above

150	PAN 69 Planning and Building Standards Advice on Flooding (2004)	Provides background information and best practice advice in support of Scottish Planning Policy (SPP) 7: Planning and Flooding. The SPP aims to prevent future development which would have a significant probability of being affected by flooding or which would increase the probability of flooding elsewhere. The PAN takes as a starting point the responsibilities of local authorities and developers in ensuring that future development is not located in areas with a significant risk of flooding, including functional flood plains. However, there are circumstances where development would benefit from selecting designs, forms of construction and materials which may help to minimise the effects of a flood event on the property.	The strategy will take the aims of this PAN into consideration and should protect the most sensitive coastal sites.
151	PAN 71 Conservation Area Management (2004)	There are over 600 conservation areas in Scotland. This PAN complements existing national policy and provides further advice on the management of conservation areas. It identifies good practice for managing change, sets out a checklist for appraising conservation areas and provides advice on funding and implementation.	The strategy should provide additional guidance on the conservation of coastal areas.
152	PAN 72 Housing in the Countryside (2005)	This PAN aims to create more opportunities for good quality rural housing which respects Scottish landscapes and building traditions.	The strategy should support good quality coastal housing design and the sensitive siting of development.
153	PAN 73 Rural Diversification (2005)	The Scottish Government is committed to supporting rural life, rural communities and the rural economy. This includes promoting sustainable development in rural areas.	The strategy should support the local plans to identify sites that offer a choice of size, location and environmental amenity, in order to meet the varying demands of business and allow them to be located in the most suitable and sustainable locations.
154	PAN 74 Affordable Housing (2005)	Sets out how the planning system can support the Executive's commitment to increase the supply of affordable housing. It provides advice and information, including existing examples of better practice. Seeks to speed up the development of both market and affordable housing by ensuring that any affordable housing requirement included in the development plan is realistic.	The strategy will support the aims of this PAN.
155	PAN 75 Planning for Transport (2005)	Accompanies SPP 17: Planning for Transport and provides good practice guidance which planning authorities, developers and others should carry out in their policy development, proposal assessment and project delivery. The document aims to create greater awareness of how linkages between planning and transport can be managed. It highlights the roles of different bodies and professions in the process and points to other sources of information.	The strategy will recognise the importance of integrating coastal land use and transport planning.

156	Pan 78 Inclusive Design	Sets out the Scottish Government's expectations of the Planning system to deliver high standards of design in development and redevelopment projects.	The strategy should support the aims of this PAN in relation to coastal developments.
157	PAN 79 Water and Drainage (2006)	Development Plans guide the future development and use of land in the long term public interest. Local Plans play a key role in identifying suitable locations for development in the context of an overall settlement strategy. Provision of water and waste water is an important consideration in the delivery of public policy objectives, including those set out in development plans.	Issues relating to water and drainage should not be viewed in isolation but considered in relation to the strategy's objectives. The Council and Scottish Water should work together to provide a long term framework for infrastructure provision over the development plan and Scottish Water's investment period.
158	PAN 81 Community Engagement (2007)	The planning system is being radically reformed by the Planning etc. (Scotland) Act 2006. The Act will change planning legislation in a number of ways which are aimed at making the planning system more efficient and inclusive at all levels – from national policy to strategic and local development plans and development management.	To meet the aims of the PAN the strategy team need to reach out to as many people as possible through the use of innovative consultation exercises. The strategy will consult in parallel with a Main Issues Report to ask the public what their views are with regard to the main issues in the area. We will encourage partnership working with community organisations, infrastructure providers, landowners and other stakeholders, and monitor and evaluate participation levels throughout the Local Plan process.
159	PAN 83 Masterplanning	This will offer guidance on how to formulate a Masterplan for a given area.	The strategy will support the Masterplanning process.
160	PAN 84 Reducing Carbon Emissions in New Developments (2008)	A key role of the planning system is to support a move towards low and zero carbon development through the use of energy efficient, micro-generating and decentralised renewable energy systems. This Planning Advice Note provides information and guidance on implementing the target in Scottish Planning Policy (SPP)6, Renewable Energy	This will be taken into consideration when progressing the strategy.

Regional



161	A Smart, Successful Highlands and Islands (Highlands and Islands Enterprise, 2005)	This is an enterprise strategy for the Highlands and Islands. Its central aim is to realise the populations' full potential on a sustainable basis, and outlines the strategic objectives of strengthening communities, developing skills, growing businesses and making global connections. In particular it addresses the issues of remoteness, affordability of housing, unique cultural and natural assets, lower than average incomes, increasing rural populations and balancing growth, and	The strategy will reflect the need to build communities' prospects for a sustainable future, through land allocations for business and housing (emphasising affordable housing), protecting and enhancing natural and built heritage, and encouraging (where appropriate) the use of renewable energy.
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162	NHS Highland Annual Report	<p>increasing business development.</p> <p>NHS Highland aim to improve health and reduce inequalities in health outcomes between different sectors of the Highland community, reduce the time people wait to receive services and modernise their services.</p>	<p>The strategy can help to meet the aim of reducing inequalities in health by promoting the development of suitable coastal housing, particularly affordable housing and allocating sites for the development of buildings for medical practices can also help the NHS to modernise.</p>
163	Highland Area Waste Plan (SEPA, 2003)	<p>This document outlines the strategic vision for waste management in the Highlands over the next twenty years. At present the Highlands has a high reliance on landfill sites. There is pressure for change including an increase in recycling.</p>	<p>The strategy may help identify the most suitable/unsuitable sites, where they may have a coastal location.</p>
164	Housing Highland's Communities: Local Housing Strategy (2006)	<p>The Highland Housing Strategy shows how The Highland Council and its partners will aim to meet people's housing needs over the next 5 years. It is used to guide local action on housing issues such as building new affordable homes and setting up new services.</p>	<p>The strategy will take the aims of the Housing Strategy into consideration.</p>
165	The Highland Council's Planning for Sustainability in the Highlands DPPG (2006)	<p>This is a guidance note in support of sustainable design. It offers advice on designing in a sustainable way to maximise the benefits which new development can provide while aiming to reduce the carbon footprint that this will create.</p>	<p>The strategy will support the aims of this guidance in respect to coastal issues.</p>
166	Highland Renewable Energy Strategy and Planning Guidelines (2006) (currently being reviewed and will be replaced with SPG for On-Shore Wind Energy Developments)	<p>The Highlands have extensive renewables through hydro, wind, tide and bio-fuel energy. Developing ways to harness these are being explored. The drive for using energy from renewable sources comes from the recognition that global warming is related to greenhouse gas emissions such as carbon dioxide which arise largely from energy production.</p> <p>The document offers a 'Vision for Renewables Development in Highland' and offers information on what infrastructure is required to develop the national electricity grid.</p>	<p>The strategy will support the development of renewable energy.</p>
167	Highland Council Local Transport Strategy (2000) (currently being reviewed)	<p>The Highland Council prepare a Local Transport Strategy and implement the policies, plans and projects to improve and manage the Highland transport system.</p>	<p>The strategy will consider the transport strategy in order to help enable and encourage coastal transport improvements.</p>
168	Fisheries Development Strategy	<p>This strategy identifies action which should be taken by the Council with regards to: fishing and processing; aquaculture; sport fishery and the natural environment.</p>	<p>The strategy will need to ensure that it promotes the actions in the fisheries strategy.</p>
169	The Council's Contaminated Land Inspection Strategy (2001)	<p>The contaminated land regime brought into force with the Contaminated Land (Scotland) Regulations 2000 requires Local Authorities to identify and secure the remediation of contaminated land in their area.</p>	<p>The strategy should take account of the Contaminated Land Inspection Strategy.</p>
170	Regional Transport Strategy for the Highlands	<p>Transport Strategies produced by HITRANS which will enhance economic well being; promote safety, social inclusion and equal opportunity; plan for a sustainable transport system; and integrate across boundaries with other Partnerships.</p>	<p>This has been taken into account through the production of the Highland Local Transport Strategy which is currently in production. The HCDS will have provide additional guidance in relation to coastal</p>

		This Strategy takes account of future needs and sets priorities for transport development and improvement.	transport issues.
171	A96 Corridor Master plan	An implementation scheme covering the overall phasing, infrastructure, funding, developer contributions protocol and deliver mechanisms for expansion and development eastwards of Inverness to the border with Moray.	The Corridor Plan has undergone separate Strategic Environmental Assessment, but the HCDS will give it due regard.
172	Community Plan (Well Being Alliance)	While still a valid document this has been superseded by Single Outcome Agreement 2.	Not applicable
173	Highland Climate Change Strategy	A requirement of being a signatory to Scotland's Climate Change Declaration, the Climate Change Strategy will set out Highland Councils actions to mitigate the causes of Climate Change and adapt to its likely impacts. The Strategy will be developed during the term of this administration.	This will be taken into consideration when bringing forward policies under the strategy topic of climate change.
174	Badenoch and Strathspey Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Badenoch and Strathspey area.	The general policies in this plan will be superseded by the Highland wide Local Development Plan, however it will be given due consideration in the HCDS.
175	Inverness Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Inverness area	The general policies in this plan will be superseded by the Highland wide Local Development Plan, however it will be given due consideration in the HCDS.
176	Ross and Cromarty East Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Ross and Cromarty area	The general policies in this plan will be superseded by the Highland wide Local Development Plan, however it will be given due consideration in the HCDS.
177	Wester Ross Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Wester Ross area	The general policies in this plan will be superseded by the Highland wide Local Development Plan, however it will be given due consideration in the HCDS.
178	Sutherland Local Plan (South and East Sutherland Local Plan, North West Sutherland Local Plan and Golspie and Lairg Local Plan (part))	Sets the strategy and land use framework for the development of land and protection of the environment in the Sutherland area	The general policies in this plan will be superseded by the Highland wide Local Development Plan, however it will be given due consideration in the HCDS.
179	Caithness Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Caithness area	The general policies in this plan will be superseded by the Highland wide Local Development Plan, however it will be given due consideration in the HCDS.
180	West Highland & Islands Local Plan (Lochaber Local Plan, Skye & Lochalsh Local Plan and Badenoch & Strathspey Local Plan (part))	Sets the strategy and land use framework for the development of land and protection of the environment in the West Highland and Islands area	The general policies in this plan will be superseded by the Highland wide Local Development Plan, however it will be given due consideration in the HCDS.
181	Nairnshire local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Nairnshire area	The general policies in this plan will be superseded by the Highland wide Local Development Plan, however it will be given due consideration in the

182	Supplementary Planning Guideline on Residential Development Layout and Design	This is in preparation and will set out guidance on Residential layout and design	HCDS. The strategy will support the aims of this guidance, in relation to coastal issues.
183	Supplementary Planning Guideline on Developer Contributions	This guidance is in preparation and will set out guidance on Developer Contributions	The strategy will support the aims of this guidance, in relation to coastal issues.
184	Open Space in New Residential Development: Interim Supplementary Guidance	This guidance sets standards for quantity, quality and accessibility of open space in new residential development	The strategy will support the aims of this guidance, in relation to coastal issues.
185	Highland Access Strategy	Aims to address the needs and aspirations of people of all ages and abilities to deliver a wide range of recreational and enjoyment of the environment benefits for walkers, cyclists, equestrians and paddlers. Thereby contributing to social inclusion, health improvements, sustainable transport and improvement to the overall quality of life by unlocking this potential and guiding the way in which the Council and its partners can take forward plans for access throughout the Highland Council area.	The Access Strategy is undergoing separate Strategic Environmental Assessment, but will be considered within the strategy.
186	Ports and Sites Strategy	Produced in 2006 this integrated Strategy sets out a long term vision (2050) for the ports and major sites in the Inner Moray Firth. It has four main purposes: to shape future collaboration by the parties; to help steer public sector investment priorities; to maximise regional development potential, and to identify key implementation actions.	This has been taken into account when producing the strategy.
187	Highland Area Tourism Strategy (partnership strategy)	Produced in 2006 by the Highland Area Tourism Partnership sets out a Strategy (until 2015) and Action Plan (3 year) which sets out how Highland tourism could be developed to achieve the Government's 50% growth target by 2015.	This will have a strong influence over policy formulation on tourism. The strategy will support the coastal elements, which are a key part of Highland tourism.
188	Highland Forest and Woodland Strategy	This document sets out the Councils aspirations for forestry and woodland in the Highlands. It provides guidance for developers and a focus for the Council's engagement with the private sector, the Forestry Commission and Forest Enterprise, in its role as consultee on forestry applications.	This has been considered for coastal forestry in the development of the strategy.
189	Interim Housing in the Countryside Supplementary Guidance	Sets out policy guidance on how the current housing in the countryside policy should be applied.	This will have an influence and be influenced by the Housing in the Countryside Policies in the Highland wide local development plan; the strategy will support the coastal elements.
190	Coastal Plan for the Two Brooms Area (2006)	Guides the use and development of the coastal zone in the Two Brooms Area.	The strategy will take the approaches used in this plan into consideration.
191	Draft Loch Nevis Aquaculture Framework Plan (2009)	This framework supplements the statutory guidance contained in the Local Plan and the Structure Plan. Collectively these form the policy background against which the Council will assess all aquaculture	The strategy will provide additional guidance to the development of future AFPs.

192	Loch Sunart Framework Plan (2004)	proposals in Loch Nevis. This framework supplements the statutory guidance contained in the Local Plan and the Structure Plan. Collectively these form the policy background against which the Council will assess all aquaculture proposals in Loch Sunart.	The strategy will provide additional guidance to the development of future AFPs.
193	Loch Bracadale Framework Plan (2002)	This framework supplements the statutory guidance contained in the Local Plan and the Structure Plan. Collectively these form the policy background against which the Council will assess all aquaculture proposals in Loch Bracadale.	The strategy will provide additional guidance to the development of future AFPs.
194	Loch Hourn Framework Plan (2001)	This framework supplements the statutory guidance contained in the Local Plan and the Structure Plan. Collectively these form the policy background against which the Council will assess all aquaculture proposals in Loch Hourn.	The strategy will provide additional guidance to the development of future AFPs.
195	Loch Inchard Framework Plan	This framework supplements the statutory guidance contained in the Local Plan and the Structure Plan. Collectively these form the policy background against which the Council will assess all aquaculture proposals in Loch Inchard.	The strategy will provide additional guidance to the development of future AFPs.
196	Loch Eriboll Aquaculture Framework Plan (2000)	This framework supplements the statutory guidance contained in the Local Plan and the Structure Plan. Collectively these form the policy background against which the Council will assess all aquaculture proposals in Loch Eriboll.	The strategy will provide additional guidance to the development of future AFPs.
197	The Highland Council Waste Strategy (2009)	Sets out the existing waste-management infrastructure, develop the principals and plan for progress in waste management in the medium and long-term to meet current and future legislative requirements and objectives of the National Waste Plan. Seeks to make the maximum possible contribution to reduce environmental impact at an acceptable cost and the maximisation of opportunities for businesses arising from sustainable waste opportunities.	The strategy will support aims of the waste strategy.
198	Peatlands of Caithness and Sutherland Management Strategy	This strategy aims to enhance and promote the special values of the peatlands of Caithness and Sutherland through the promotion of sustainable land management, the encouragement of sustainable community and economic development, and through co-ordinated action.	The strategy should be aware of important coastal species and habitats within the plan area and should aim to protect these areas from development.
199	Caithness Local Biodiversity Action Plan	This strategy aims to protect, enhance and promote the biodiversity of Caithness.	The strategy will promote the protection and enhancement of biodiversity in this area.
200	Sutherland Local Biodiversity Action Plan	This strategy aims to protect, enhance and promote the biodiversity of Sutherland.	The strategy will promote the protection and enhancement of biodiversity in this area.
201	Wester Ross Local Biodiversity Action Plan	This strategy aims to protect, enhance and promote the biodiversity of Wester Ross.	The strategy will promote the protection and enhancement of biodiversity in this area.
202	Ross and Cromarty East Local Biodiversity Action	This strategy aims to protect, enhance and promote the biodiversity of Ross and	The strategy will promote the protection and enhancement of

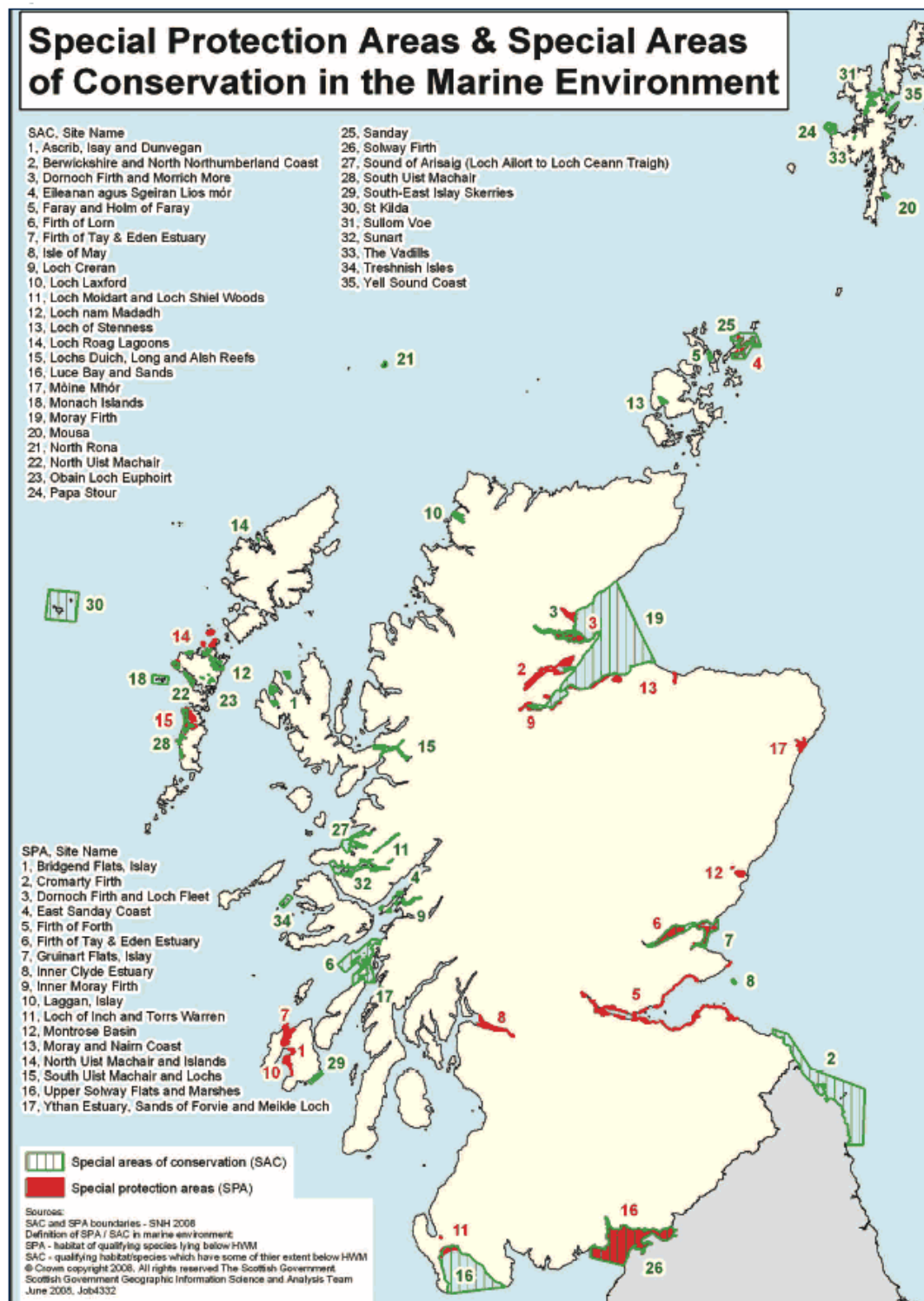
203	Plan Skye and Lochalsh Local Biodiversity Action Plan	Cromarty East. This strategy aims to protect, enhance and promote the biodiversity of Skye and Lochalsh.	biodiversity in this area. The strategy will promote the protection and enhancement of biodiversity in this area.
204	Lochaber Local Biodiversity Action Plan	This strategy aims to protect, enhance and promote the biodiversity of Lochaber.	The strategy will promote the protection and enhancement of biodiversity in this area.
205	Inverness and Nairn Local Biodiversity Action Plan	This strategy aims to protect, enhance and promote the biodiversity of Inverness and Nairn.	The strategy will promote the protection and enhancement of biodiversity in this area.
206	Badenoch and Strathspey Biodiversity Action Plan	This strategy aims to protect, enhance and promote the biodiversity of Badenoch and Strathspey.	The strategy will promote the protection and enhancement of biodiversity in this area.
207	Sutherland Draft Core Path Plan	This document identifies the key strategic links which will provide for a system of paths and waterways ("core paths") sufficient for the purpose of giving the public reasonable access throughout their area and to the wider access resource	This will have an influence over the development of policies with regard to coastal access to the outdoors.
208	Lochaber Draft Core Path Plan	This document identifies the key strategic links which will provide for a system of paths and waterways ("core paths") sufficient for the purpose of giving the public reasonable access throughout their area and to the wider access resource	This will have an influence over the development of policies with regard to coastal access to the outdoors.
209	Ross and Cromarty Draft Core Path Plan	This document identifies the key strategic links which will provide for a system of paths and waterways ("core paths") sufficient for the purpose of giving the public reasonable access throughout their area and to the wider access resource	This will have an influence over the development of policies with regard to coastal access to the outdoors.
210	Skye and Lochalsh Draft Core Path Plan	This document identifies the key strategic links which will provide for a system of paths and waterways ("core paths") sufficient for the purpose of giving the public reasonable access throughout their area and to the wider access resource	This will have an influence over the development of policies with regard to coastal access to the outdoors.
211	Caithness Draft Core Path Plan	This document identifies the key strategic links which will provide for a system of paths and waterways ("core paths") sufficient for the purpose of giving the public reasonable access throughout their area and to the wider access resource	This will have an influence over the development of policies with regard to coastal access to the outdoors.
212	Inverness and Nairn Draft Core Path Plan	This document identifies the key strategic links which will provide for a system of paths and waterways ("core paths") sufficient for the purpose of giving the public reasonable access throughout their area and to the wider access resource	This will have an influence over the development of policies with regard to coastal access to the outdoors.
213	DELETED - DUPLICATE		
214	Landscape Character Assessments (various dates)	Landscape Character Assessment (LCA) is a tool to identify what makes a place unique, and can serve as a framework for decision making that respects local distinctiveness	The strategy will consider the guidance given.
216	Single Outcome Agreement 2 (2009)	Scottish Government guidance on the process of developing Community Planning Partnership.	The strategy will support community planning through its consultation process.
217	Highland Council Ward Profiles (2009)	These give important information on each of the wards including population data and other statistics	These will provide background data for area sectors of the strategy.

218	HIE Operating Plan 2008 - 2011	This set out how HIE was going to put the Scottish Government's Economic Strategy into Practice.	This will influence the direction of the strategy.
219	HIE Area Economic Profiles 2007	These provide information and analysis on the socio-economic profile of key areas in the Highlands and Islands. Information is available on: <ul style="list-style-type: none"> ▪ recent population trends ▪ age structure ▪ unemployment by area and gender ▪ income ▪ gross value added ▪ employment by sector and gender ▪ employment by company size ▪ business starts ▪ e-business adoption ▪ educational attainment ▪ school leaver destinations ▪ house prices 	This information may help in the preparation of the monitoring report.
220	Review of Tourism Spend 2009	A Report was commissioned in order to give the Council a stronger evidence base on which to base decisions on the future allocation of its tourism development resources. This report details the findings of the review, and gives recommendations as to how the Council might allocate its tourism development budget in the future.	This will provide useful background information on the tourism topic within the strategy.
221	Caithness & North Sutherland Regeneration Strategy 2006 and subsequent updates	This strategy set out key priorities for the Caithness and North Sutherland Area.	The strategy will support the regeneration strategy.
222	Highlands Strategic Housing Investment Plan 2008	This Strategic Housing Investment Plan (SHIP) demonstrates how investment in affordable housing will be delivered on the ground, over the next 5 years, so that the outcomes and targets set out in Highland's Local Housing Strategy 2003-2009	The strategy will consider housing in relation to coastal demand and pressures.
223	Highlands Housing Needs Study 2003	This Strategic Housing Investment Plan (SHIP) demonstrates how investment in affordable housing will be delivered on the ground, over the next 5 years, so that the outcomes and targets set out in Highland's Local Housing Strategy 2003-2009. This is currently reviewed.	While this study does remain relevant the draft Housing Needs and Demand Assessment 2009 is likely to have a greater influence over the HCDS.
224	Cairngorm National Park - Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Cairngorms National Park Authority area	We will take this into consideration as they are a neighbouring authority but it will not have influence over the development of the strategy.
225	Council Area Population Projections 2006 to 2031	Statistical analysis of how the Highland population is projected to grow up to the year 2031.	This will have a large influence over the strategy for the HWLDP, but will be supported by the HCDS.
226	Clyde SSMEI draft marine plan SEA ER	Sets out sufficient information on the Firth of Clyde Marine Spatial Plan to enable consultation authorities to form a view on the consultation period, scope and level of detail that will be appropriate for the environmental report.	The strategy will consider the format and information contained in the plan to inform the best way forward for the strategy.
227	Highland Renewable Energy Strategy	The Strategy supplements the existing policies of the Council. It aims to provide guidance and direction for Council	This is currently being updated and will be supported by the strategy.

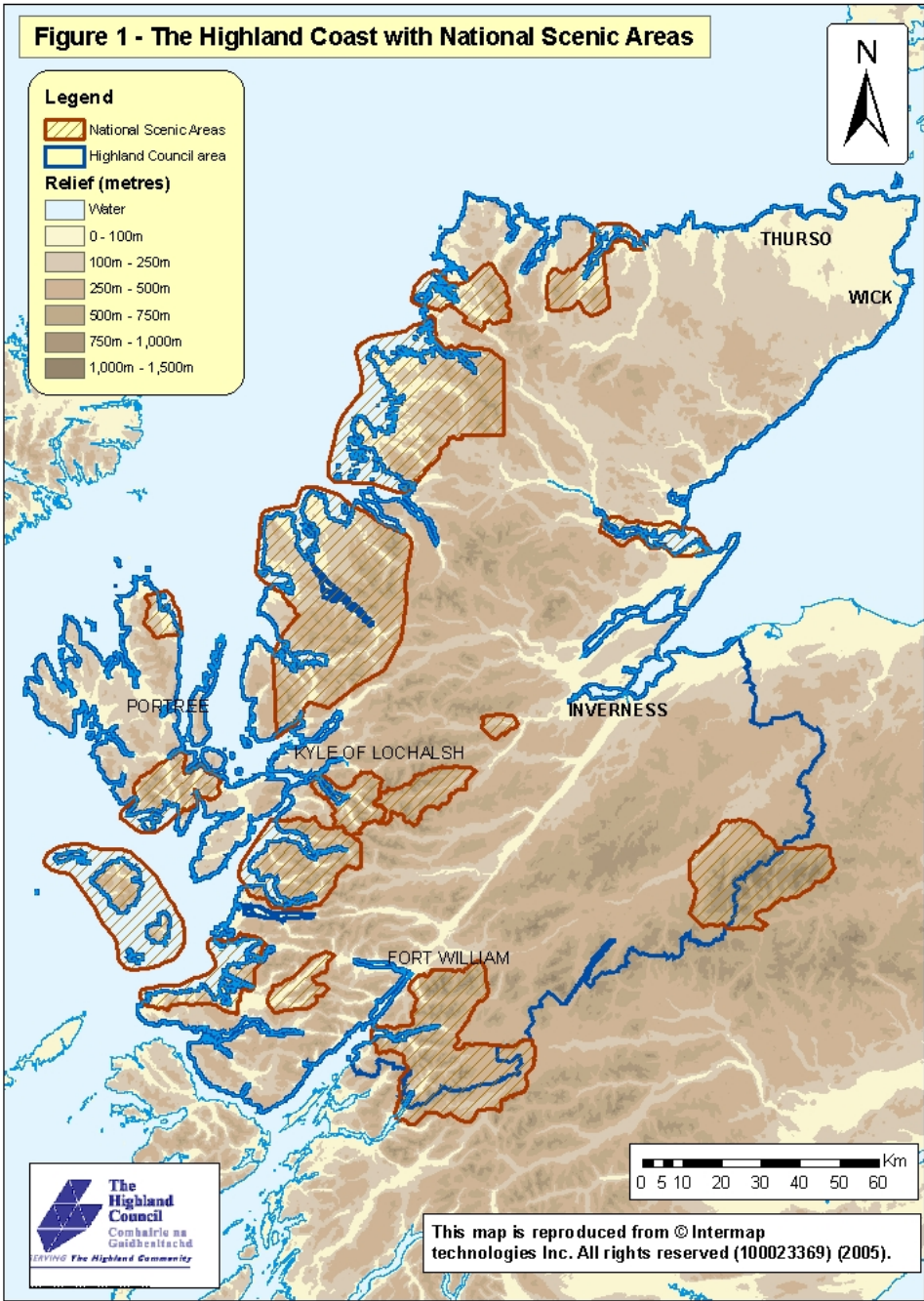
decisions and developer's plans. Many of the actions will be carried out through the planning and associated Environmental Impact Assessment processes. The Strategy outlines a vision for renewables energy in Highland and identifies 11 key points for action.

* Biodiversity, population, human health, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, inter-relationship between these issues; secondary and cumulative effects.

Appendix 2: Maps



Map A1: Special Protection Areas and Special Areas of Conservation in the Marine Environment. Source: SNH.



Map A2: National Scenic Areas along the Highland coast.

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