

## SEA SCOPING TEMPLATE – COVER NOTE

### PART 1

To: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)  
or  
SEA Gateway  
Scottish Executive  
Area 1 H (Bridge)  
Victoria Quay  
Edinburgh EH6 6QQ

### PART 2

An SEA Scoping Report is attached for the plan, programme or strategy (PPS) entitled:

Sustainable Design Guide: Supplementary Guidance

The Responsible Authority is:

The Highland Council

### PART 3

**Please tick the appropriate box**

- The PPS falls under the scope of Section 5(3) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. **or**
- The PPS falls under the scope of Section 5(4) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. **or**
- The PPS does not require an SEA under the Environmental Assessment (Scotland) Act 2005. However, we wish to carry out an SEA on a voluntary basis. We accept that, as this SEA is voluntary, the statutory 5 week timescale for views from the Consultation Authorities cannot be guaranteed.

**SEA SCOPING TEMPLATE – COVER NOTE**

**PART 4**

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**PART 5**

<b>Signature</b> (electronic signature is acceptable)	
<b>Date</b>	24 January 2011

## **INTRODUCTION**

The purpose of this Strategic Environmental Assessment Scoping Report is to set out sufficient information on the Sustainable Design Guide: Supplementary Guidance to enable the Consultation Authorities to form a view on the consultation period and scope/level of detail that will be appropriate for the Environmental Report.

This report has been prepared in accordance with the Environmental Assessment (Scotland) Act 2005.

## **KEY FACTS**

The key facts relating to this PPS are set out below:

### **Name of Responsible Authority**

The Highland Council

### **Title**

Sustainable Design Guide: Supplementary Guidance

### **What prompted the Guidance**

Produced to provide additional and more detailed information on the sustainable approach the Highland Council expects developers to take for all new builds. Guide is supplementary to the Highland wide Local Development Plan (Policy 29).

### **Subject**

Town Planning

### **Period covered by Guidance**

2011 onwards

### **Frequency of updates**

As required

### **Area covered by Guidance**

The entire Highland Council area except that where planning is delegated to the Cairngorms National Park Authority

### **Purpose and/or objectives of Guidance**

Provides advice and guidance on the Sustainable Design of buildings in the Highland Council area. Outlines the minimum standards expected for the sustainable design, construction and use of new builds and the redevelopment of existing buildings.

### **Contact point**

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## **DESCRIPTION OF THE GUIDANCE CONTENT**

Outlines the minimum standards expected for the sustainable design, construction and use of new builds and the redevelopment of existing buildings. Includes the following topics:


- Layout, scale, proportion, materials, construction and finishing;
- Landscaping;
- Cultural heritage;
- Materials;
- Natural heritage;
- Enhancing wildlife;
- Energy efficiency;
- Renewable energy;
- Foul wastewater treatment;
- Flooding;
- Surface water runoff;
- Water conservation;
- Waste and recycling;
- Site management;
- Transport; Pedestrians and cyclists;
- Efficient use of land and existing buildings;
- Design for flexibility;
- Private amenity space;
- Accessibility of community facilities.

## CONTEXT

### Relationship with other plans, programmes or strategies and environmental objectives

Table 1 lists the plans, policies and strategies which are relevant to the Sustainable Design Guide: Supplementary Guidance and which may affect or influence its content. The contents of each plan, policy and strategy along with the relationship to this Supplementary Guidance and likely environmental impacts, is also summarised. We would welcome the Consultation Authorities views on any additional plans, policies or strategies which we may wish to consider.

**Table 1. Plans, programmes, strategies and environmental objectives to be analysed in the Environmental Report for their relationship with Sustainable Design Guide: Supplementary Guidance**

International		
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 documents such as this and an Environmental Report produced.
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 guidance should promote choice and raise awareness of the need for change; and aim to reduce the need to travel. The Council will promote active travel.
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 will consider the implications of new developments on the water environment and how water efficiency and sustainable drainage can benefit the existing environment and reduce risk of flooding.
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 guidance will take into consideration the principles of sustainable development and seek to reflect these within the overarching objectives of the strategy and individual projects.
Agenda 21(1992)	Agenda 21 underlines the growing awareness of the need to adopt a balanced and integrated approach to environment	The guidance will reflect the principles of sustainable development, and will make

	and development issues. Agenda 21 contains a broad range of qualitative objectives that relate to sustainable development. These include a requirement for countries to adopt integrated strategies to ensure compliance with legislation relating to sustainable development, to promote the use of renewable energy systems and to build public environmental awareness.	reference to the Council's development policy planning guidance – Planning for Sustainability in the Highlands.
EC Directive On Public Access to Environmental Information (2003/4/EC)	Enforces the right of the public to view environmental information held by public authorities.	The Highland Council is required to ensure that all environmental information relating to the guidance is made available to the general public.
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.	Public involvement in the formulation of the guidance should be actively facilitated. Consultations should incorporate the views and suggestions of local residents, business groups, council representatives and government.
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 recommended.
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 guidance must recognise the legal status of any 'Ramsar' protected site and reflect its ecological importance in its biodiversity objectives.
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 <sub>2</sub> , 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.
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.
EC Air Quality Framework Directive	Sets new air quality standards for previously unregulated air pollutants. Includes sulphur dioxide, nitrogen dioxide, particulate matter, lead and ozone pollutants.	The guidance should consider the strategic approach to air quality in Highland and the contribution sustainable design could make to this.
EC Birds and Habitats Directive	Protects all wild birds, their nests, eggs and habitats within the EC. Gives basis to classify Special Protection Areas (SPA's) to protect habitat and vulnerable bird species. Gives basis to classify Special Areas of	The guidance will take into consideration the requirements of the directive in its section on Natural, Built and Cultural Heritage. The Council will work

	Conservation (SAC's)	closely with the appropriate agencies on this matter.
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 guidance should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
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 guidance will promote efficient resource use, and sustainable travel through a number of the topics. Sustainable development would be considered a cross cutting theme.
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 influence the delivery of all of the Objectives of the guidance.
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 guidance will take account of targets of reducing CO2 emissions and consider measures to reduce the need to travel and promote more sustainable and active forms of transport.
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.	In terms of degradation of water quality the guidance will make reference to the guidance in The Council's Designing for Sustainability in the Highlands.
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 guidance should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
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 guidance will ensure any policy on flooding complies with this directive and the way in which the Directive is being implemented by both SEPA and the Scottish Government.
EU Thematic Strategy on Air Pollution (2005)	sets objectives for reducing certain pollutants and reinforces the legislative	The guidance will take this strategy into consideration when

	framework for combating air pollution via two main routes: improving Community environmental legislation and integrating air quality concerns into related policies.	assessing any impact on air quality.
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 guidance will consider the role it has to play with regard to climate change esp. Reduction of greenhouse gases.
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 guidance must ensure that the ecological value of important SPAs is not undermined.
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 guidance 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 guidance do not result in damage to special areas of conservation.
SE Circular EU Habitats and Birds Directive (2000)	EU Nature conservation policy is based on two main pieces of legislation – the Birds Directive and the Habitats Directive. Its priorities are to create the European ecological network (of special areas of conservation) called NATURA 2000, and to integrate nature protection requirements into other EU policies such as agriculture, regional development and transport.	The Local authority should be aware of the NATURA 2000 sites and protect the setting of these areas from unsympathetic development through the creation of the guidance.




## National



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.
UK Energy White Paper: Our Energy Future – Creating a Low Carbon Economy (2003)	This white paper proposes a new UK energy policy which addresses the threat of climate change and deals with the implications of reduced UK oil, gas and coal production.	The Council will use this proposed strategy to inform the development of the guidance, with particular emphasis on how it impacts on the energy efficiency of new builds.
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"> <li>- The sustainable management of our existing woods and forests; and</li> <li>- A steady expansion of tree cover to increase the many diverse benefits that forests provide.</li> </ul>	The Council will seek to protect and enhance existing woodland in line with this guidance.
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 area. The guidance should recognise their statutory importance and strive to ensure they are adequately protected.
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 guidance will recognise the statutory importance of these species and strive to ensure they are adequately protected.
UK The Protection of Badgers Act 1992	UK legislation offering specific protection to badgers and their setts. It is an offence to wilfully kill, injure or mistreat a badger. Their setts are also protected from obstruction, destruction, damage and, when active, disturbance. Any work within 30 metres of a badger sett may require a licence from SNH, and if destruction of the sett is unavoidable, a licence will definitely be required from SNH beforehand.	The guidance will recognise the statutory importance of badger habitats and strive to ensure they are adequately protected.
UK Climate Change Bill	The UK Climate Change Bill sets a target of 60% CO <sub>2</sub> 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 guidance will take a strategic approach to how new developments can play a part in reducing carbon emissions.
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	The guidance should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004

	targeted actions, a major review of the Priority Species and Habitats are underway, and will be completed in late 2008.	
Department for the Environment, Food and Rural Affairs (DEFRA) Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2000 – amended 2003)	<p>Describes the plans drawn up by the Government and devolved administrations to improve and protect ambient air quality in the UK in the medium-term.</p> <p>Standards set for 8 main air pollutants of particular concern to human health:</p> <ul style="list-style-type: none"> <li>- Benzene;</li> <li>- 1,3-butadiene;</li> <li>- Carbon Monoxide;</li> <li>- Lead;</li> <li>- Nitrogen Dioxide;</li> <li>- Ozone;</li> <li>- Particles (PM10); and</li> <li>- Sulphur Dioxide</li> </ul> <p>Local authorities are charged with drawing up their own strategies to tackle the air quality objectives in their areas. Standards are to be achieved between 2003 and 2008. The standards are purely health based and objectives are to be derived from these, taking account practically, technical feasibility, and economic factors.</p>	The guidance will have regard to the implications of different policies on air quality and seek to ensure that air pollution within the area is managed and where possible, steps are taken to alleviate air quality problems.

<b>Scotland National</b>		
		
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.
Scottish Executive et al (2005) Securing the Future. The UK's shared framework for sustainable development	<p>Sets out the guiding principles that have to be adhered to in order to achieve the goal of sustainable development.</p> <p>The following principles set out the framework for all sustainable development policy within the UK:</p> <ul style="list-style-type: none"> <li>- Living within environmental limits</li> <li>- Ensuring a strong, healthy and just society</li> <li>- Achieving a sustainable economy</li> <li>- Promoting good governance</li> <li>- Using sound science responsibly</li> </ul>	The guidance should adhere to the five principles in order that all policies are sustainable. The emphasis within the strategy is on balancing all aspects of sustainability, and this should be considered within the guidance.
Scottish Executive: Choosing Our Future Scotland's Sustainable Development Strategy (2005)	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.	The guidance will take account of objectives relating to sustainable development.

Planning etc. (Scotland) Act 2006	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.	The guidance 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
Scottish Executive (2000) Rural Scotland : A New Approach	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.	The guidance should endeavour to maintain and enhance water quality, and safeguard amenity woodland and important croft land in order to protect the local landscape and maintain the natural heritage of an area.
Scottish Executive (2006) Rural Development Programme for Scotland 2007-2013 The Strategic Plan	The consultation paper sets out key themes and priorities for the Rural Development Strategy for Scotland. The Strategy will guide the use of European Union Funds and other resources for rural development in the 2007-13 Scotland Rural Development Programme. The Strategy will form part of a UK National Strategy Plan which must be submitted to the European Commission. The three proposed themes for the strategy are: <ul style="list-style-type: none"> <li>- underpinning performance and quality in the agriculture food processing and forestry sectors</li> <li>- enhancing rural landscapes and the natural heritage</li> <li>- promoting a more diverse rural economy and thriving communities.</li> </ul>	The three themes of the strategy support SEA objectives through the promotion of rural economic development and communities, natural heritage and landscape enhancement. The guidance will seek to address all these themes with regard to new developments within the Highland area.
Scotland's Biodiversity (2004) It's In Your Hands. A Strategy for the conservation and enhancement of biodiversity in Scotland	Vision: 'It's 2030: Scotland is recognised as a world leader in biodiversity conservation. Everyone is involved; everyone benefits. The nation is enriched' Objectives: <ul style="list-style-type: none"> <li>- conserve what we have</li> <li>- sustain healthy ecosystems</li> <li>- create networks and connections</li> <li>- engage more people</li> <li>- promote sustainable development</li> </ul> The strategy also underlines the need to promote understanding and appreciation of natural heritage.	Sets out the overall approach to biodiversity conservation and enhancement which the guidance should contribute towards. The guidance should identify key species and habitats, and give adequate consideration to the impacts affecting biodiversity with support for more detailed assessment at the local level where appropriate.
The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)	Under the Regulations, competent authorities i.e. any Minister, government 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.	The guidance will have regard to the EC Habitats Directive.
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 guidance will take account of the Scottish share and consider measures which would positively contribute to the targets.

	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.'	
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 guidance supports the aim of managing existing woodland for economic, environmental and social benefits through, for example, the promotion of timber as a sustainable building material.
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"> <li>- sustainable forest management</li> <li>- delivering the Scottish Forestry Strategy</li> <li>- helping to deliver other Scottish Executive agendas</li> <li>- efficiency and effectiveness</li> </ul>	The guidance supports the aim of managing existing woodland for economic, environmental and social benefits through, for example, the promotion of timber as a sustainable building material.
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"> <li>• establishing River Basin Management districts;</li> <li>- preparing River Basin Management Plans</li> <li>- 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).</li> </ul> <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 guidance 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.
The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR)	Brings into effect the regulation of the following activities: <ul style="list-style-type: none"> <li>• abstractions from surface and groundwater;</li> <li>• impoundment of rivers, lochs, wetlands and transitional waters;</li> <li>• groundwater recharge;</li> <li>- engineering in rivers, lochs and wetlands;</li> <li>- engineering activities in the vicinity</li> </ul>	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.

	<p>of rivers, lochs and wetland which are likely to have a significant adverse impact upon the water environment;</p> <ul style="list-style-type: none"> <li>- activities liable to cause pollution;</li> <li>- direct or indirect discharge of certain substances to groundwater; and</li> <li>• any other activities which directly or indirectly are liable to cause a significant impact upon the water environment.</li> </ul>	
Flood Prevention and Land Drainage (Scotland) Act 1997	<p>The introduction of the Flood Prevention and Land Drainage (Scotland) Act 1997 instigated changes to the responsibilities and duties of Local Authorities in Scotland. In respect of this Act the flooding referred to is the flooding of land, not being agricultural land. Flooding of agricultural land falls out with the requirements of the Act. The implications on The Highland Council of this Act impose the following additional requirements:-</p> <ul style="list-style-type: none"> <li>a) Assessment of watercourses, from time to time for the purpose of ascertaining whether any such watercourse is in a condition likely to flood.</li> <li>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.</li> <li>• 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.</li> <li>• Reports shall be published, at two year intervals.</li> </ul>	The guidance should take account of flood plains and areas at risk of flooding from SEPA's flood risk maps.
Forestry Commission Scotland: Scottish Forestry Strategy, 2006	<p>This document sets out a framework for taking forestry through the first half of this century. It sets out a vision for a forestry sector that is:</p> <ul style="list-style-type: none"> <li>• diverse and strong</li> <li>• in tune with the environment</li> <li>• employing many people in a wide range of enterprises</li> <li>• providing the many other services and benefits that people need, now and for the future.</li> </ul>	The guidance should take account of forestry issues.
Scotland's Scenic Heritage (1978) Countryside Commission for Scotland	<p>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.</p>	The guidance will take this into consideration when working toward the plan objectives of Quality Environment in Highland.
Climate Change (Scotland) Act 2009 and delivery plan	<p>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 Bill is</p>	The guidance will take into consideration the provisions of the Act.

	currently out for consultation and The Highland Council have submitted a response	
Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)	Prioritises responsible resource use; 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.	The guidance will take these targets and priorities into account, particularly with regard to energy efficiency and land-use planning.
Scottish Executive Policy Statement for Scotland - Designing Places	Sets out the Scottish Governments Policy to encourage well designed places throughout Scotland	The guidance will take the provisions of Designing Places into consideration.
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 guidance will take into consideration the measures proposed in the Act
Scottish Biodiversity Action Plan 2005-8 and 2008-2011	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 guidance should be implemented with regard to the Biodiversity Duty that is stated in the Nature Conservation (Scotland) Act 2004
Draft River Basin Management Plan for the Scotland River Basin District (2008)	The draft river basin management plans (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.	The guidance will make sure that the recommendations and findings of the RBMP will be taken into consideration.
Changing our 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"> <li>- presenting a vision for Scotland and how we are to move forward</li> <li>- quantifying Scotland's 'equitable contribution' in carbon terms</li> <li>- setting a Scottish target for carbon emission reductions</li> <li>- demonstrating Scotland's achievements so far</li> <li>- setting out new actions and future directions across the main sectors</li> <li>- responding to the inevitable consequences of climate change</li> </ul>	The guidance will, for example, support the creation of energy efficient buildings which utilise local materials and resources in order to address issue of climate change.



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 guidance must take into account the information within NPF2
Scottish Planning Policy (2009)	This sets out national policy, the purpose of the planning system and the objectives for core parts of the planning system	The guidance will have regard to the SPP to ensure the guidance meets with the Scottish Governments view on sustainable development and design.
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 guidance will set out how good design, siting and landscaping can help to integrate development into the landscape.
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 taken into account in the guidance.
PAN 60 Planning for Natural Heritage (2000)	Complements SPP 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 guidance will consider the implications of this PAN on new developments.
PAN 61 Planning and Sustainable Urban Drainage Systems (2001)	Planners have a key role in highlighting the need for Sustainable Urban Drainage Systems (SUDS) and co-ordinating SUDS projects.	The guidance should set out how SUDS can play a role in the management of increasing rainfall and potential flooding.

<p>PAN 68 Design Statements (2003)</p>	<p>One of a series of advice notes which addresses design in more detail and should be read in conjunction with them. It explains what a design statement is, why it is a useful tool, when it is required, and how it should be prepared and presented. The PAN does not introduce a prescriptive approach. It seeks to ensure that local authorities and applicants become more confident in preparing them. The aim is to see design statements used more effectively in the planning process and to create places of lasting quality.</p>	<p>The guidance will encourage good and sustainable design of new buildings through a requirement for Sustainable Design Statements.</p>
<p>PAN 69 Planning and Building Standards Advice on Flooding (2004)</p>	<p>Provides background information and best practice advice in support of Scottish Planning Policy (SPP) 7: Planning and Flooding. The SPP aims to prevent future development which would have a significant probability of being affected by flooding or which would increase the probability of flooding elsewhere. The PAN takes as a starting point the responsibilities of local authorities and developers in ensuring that future development is not located in areas with a significant risk of flooding, including functional flood plains. However, there are circumstances where development would benefit from selecting designs, forms of construction and materials which may help to minimise the effects of a flood event on the property.</p>	<p>The guidance will consider the role siting, design, SUDS and landscaping can play in addressing flood risks.</p>
<p>PAN 72 Housing in the Countryside (2005)</p>	<p>This PAN aims to create more opportunities for good quality rural housing which respects Scottish landscapes and building traditions.</p>	<p>The guidance should ensure that good, sustainable design is produced and is sympathetic to the local environment and landscape.</p>
<p>PAN 79 Water and Drainage (2006)</p>	<p>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.</p>	<p>Issues relating to water and drainage should not be viewed in isolation but considered in relation to the objectives of the guidance.</p>



## Regional



A Smart, Successful Highlands and Islands (Highlands and Islands Enterprise, 2005)	This is an enterprise strategy for the Highlands and Islands. Its central aim is to realise the populations' full potential on a sustainable basis, and outlines the strategic objectives of strengthening communities, developing skills, growing businesses and making global connections. In particular it addresses the issues of remoteness, affordability of housing, unique cultural and natural assets, lower than average incomes, increasing rural populations and balancing growth, and increasing business development.	The guidance will reflect the need to build communities' prospects for a sustainable future, through land allocations for housing, protecting and enhancing the natural heritage, and encouraging sustainable design and the use of renewable energy where possible.
Highland Council Local Transport Strategy (2000)(currently being reviewed)	The Highland Council prepare a Local Transport Strategy and implement the policies, plans and projects to improve and manage the Highland transport system.	This document will be utilised to inform the development of the guidance, particularly with respect to reducing transportation miles by promoting the use of local materials.
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 the guidance and consider the role that sustainable design has to play.
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 guidance will supplement guidance already in the Local Plan.
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 guidance will supplement guidance already in the Local Plan.
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 guidance will supplement guidance already in the Local Plan.
Sutherland Local Plan	Sets the strategy and land use framework for the development of land and protection of the environment in the Sutherland area	The guidance will supplement guidance already in the Local Plan.
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 guidance will supplement guidance already in the Local Plan.
West Highland & Islands Local Plan	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 guidance will supplement guidance already in the Local Plan.
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 guidance will supplement guidance already in the Local Plan.
Supplementary Planning Guideline on Residential Development Layout and Design	This is in preparation and will set out guidance on Residential layout and design	The guidance will consider the implications of this emerging guidance.

Supplementary Planning Guideline on Developer Contributions	This guidance is in preparation and will set out guidance on Developer Contributions	The guidance will consider the implications of this emerging guidance.
Highland Forest and Woodland Strategy	This document sets out the Council's 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.	The contents of this document will influence the guidance in relation to siting, materials and the protection and enhancement of existing trees/woodlands.
Interim Housing in the Countryside Supplementary Guidance	Sets out policy guidance on how the current housing in the countryside policy should be applied.	The guidance will consider the role siting, sustainable design and landscaping can have in successfully integrating houses in the countryside into the landscape
Highland-wide Local Development Plan (proposed plan)	Sets out policy guidance on wide range of planning topics throughout the Highland area	The guidance will provide more detail and guidance on sustainable design with particular reference to Policy 29.
Highland Structure Plan	Extant Plan which sets out policy guidance on wide range of planning topics throughout the Highland area	
Single Outcome Agreement 2	Identifies areas for improvement and deliver better outcomes for the people of the Highlands and Scotland, through specific commitments made by the Council, its community planning partners and the Scottish Government.	The guidance will take account of the sustainability aims of the SOA, and in particular outcomes 4.10 and 4.12.
Strengthening the Highlands (Council's Programme)	Sets out the programme for administration in the Highland Council area for the coming years.	The guidance will take account of the sustainability aims of the document, and in particular the aim to create sustainable communities with more balanced population growth and economic development across the Highlands.

## Relevant aspects of the current state of the environment

### General

The Highland Council Local Development Plan extends over an area of 26,484 square kilometres and is an area of high quality natural environment and diverse historic background. It has a population of 217,440 and at 8.2 persons per square kilometre, is sparsely populated compared with other regions in Scotland. A large proportion of the land area is identified as “fragile” in terms of remoteness and scarcity of population.

Natural heritage designations cover a range of habitats in Highland. In terms of international designation there are 13 Ramsar sites and 91 Special Areas of Conservation (SACS). In addition there are 367 Sites of Special Scientific Interest (SSSIs) which cover important biological, geomorphological and geological areas. There are also 26 National Nature Reserves in Highland and in addition the Cairngorms National Park lies partly within the authority of the Highland Council. 16 National Scenic Areas are found within the Highland region and 46 Special Protection Areas. These natural heritage features are available at Appendix 1.

Areas which are considered to have special architectural or historic interest are designated as Conservation Areas. At present there are 30 Conservation Areas in Highland. Any building or structure which is considered to be of special architectural or historic interest is listed: Those of national importance are listed as “Category A”; those of regional importance “Category B”; and those of local importance listed as “Category C”. The number of listed building in Highland is 3014. They can be seen at Appendix 1.

There are 51 areas in Highland that are listed in the Inventory of Gardens and Designed Landscapes. National guidance requires the settings, as well as the gardens themselves, be safeguarded from unsympathetic development. The history of Highland region and relative remoteness, means that many archaeological features of all periods remain well preserved, including 1237 Scheduled monuments. These features have been identified on a map in Appendix 1 - Baseline Information Maps.

Most Highland soils are very shallow, often due to shallow parent materials. In some parts of Highland, soil erosion is becoming increasingly significant. Peat is very common throughout Highland and Caithness and Sutherland contain one of the largest and most intact areas of blanket bog in the world, supporting a distinctive wildlife community. A map showing the extent of the blanket bog is shown in Appendix 1.

With a large geographical area and a low population size, Highland region is not affected by air pollution from extensive road networks and heavy industries as in other parts of Scotland. The air quality is reflected by the extensive number of lichen communities of international importance.

The quality of the freshwater environment is also recognised internationally for its importance as a spawning ground for wild salmon and use by whiskey distilleries. 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.

The key facts and the baseline information collated for this scoping report has enabled us to identify some environmental problems in the Highland area. Environmental problems that affect the area are identified in table 2 below. The some of the negative trends highlighted in this table are likely to continue if there is not additional guidance on Green Network Development in Highland. Feedback from the Consultation Authorities is sought on the scope of environmental problems identified.

**Table 2 Environmental Impacts Relevant to Sustainable Design Guide: Supplementary Guidance**

<b>SEA Issue</b>	<b>Potential Environmental Impact resulting from Sustainable Design Guide: Supplementary Guidance</b>	<b>Implications for Sustainable Design Guide: Supplementary Guidance</b>
Biodiversity, flora, fauna	Less stress on biodiversity and loss of habitat resulting from development. Mediation of conflicts between designated areas and development. Vulnerability of rare and endangered flora and fauna to changes in climate should be reduced in the longer term. Likelihood of detrimental impact on local landscape character should be reduced. Reduced risk of loss of native woodland cover.	The guidance needs to ensure that the principles of sustainable design clearly set out the aims for protection and enhancement of Biodiversity, Flora and Fauna. It is likely that there will be a significant positive impact on this SEA issue.
Population	No additional impact from developments adhering to the new guidance.	It is likely that there will not be a significant impact on this SEA issue.
Human health	No additional impact from developments adhering to the new guidance	It is likely that there will not be a significant impact on this SEA issue.
Soil	No additional impact from developments adhering to the new guidance	It is likely that there will not be a significant impact on this SEA issue.
Water	The promotion of SUDS and sustainable design principles will reduce surface water run-off, increase the lag time of rainfall entering the watercourse and reduce risk of flooding by providing natural drainage.	The guidance will highlight the benefits for the water environment. It is likely that there will be a significant positive impact on this SEA issue.
Air	The promotion of the Considerate Constructors Scheme (CCS) is intended to reduce the impact on local air quality.	The guidance will highlight benefits of the CCS with regard to local air quality. It is likely that the guidance will have some limited positive impact in this respect.
Climatic factors	One of the primary drivers of the new guidance is to better respond to the local climate and climate change.	The guidance will highlight the opportunities to minimise developments' impact on climate change. It is likely that significant positive impacts will accrue.
Material assets	The promotion of energy and resource efficiencies in the guidance will help minimise the impact on existing infrastructure/material assets such as energy and water infrastructure.	The guidance will identify a range of approaches/efficiencies to minimise the impact on existing material assets. It is likely that there may be significant positive impacts resulting from this SEA issue.
Cultural heritage	No additional impact from developments adhering to the new guidance	It is likely that there will not be a significant impact on this SEA issue.
Landscape	Reduce the visual impact of development and avoid the degradation of local landscape character which may occur through new development.	The guidance can promote good siting, design and landscaping to ensure that a development integrates better into the landscape and minimises its impact. It is likely that there may be significant positive impacts resulting from this SEA issue.

The above has aided the Council in understanding the need for the level of detail and scope of the guidance and the environmental report.

## Scope and Level of Detail Proposed for the Environmental Assessment

### Alternatives

SEA requires that “reasonable alternatives” to the Plan are considered. These set the context for the following two sections of this report – scoping of SEA issues and consideration of a framework for the assessment of environmental effects. Only one reasonable alternative has been identified by the Council. This alternative is outlined below:

#### **Preferred Approach - Prepare Sustainable Design Guide: Supplementary Guidance**

The Council’s preferred approach at this time is to prepare the Sustainable Design Guide supplementary guidance to set the context for more the creation of more sustainable buildings. The guidance would focus on the benefits of sustainable design and how they can be delivered through the use of an easy-to-use checklist. The Guidance would set principles in the following areas:

- Layout, scale, proportion, materials, construction and finishing;
- Landscaping;
- Cultural heritage;
- Materials;
- Natural heritage;
- Enhancing wildlife;
- Energy efficiency;
- Renewable energy;
- Foul wastewater treatment;
- Flooding;
- Surface water runoff;
- Water conservation;
- Waste and recycling;
- Site management;
- Transport; Pedestrians and cyclists;
- Efficient use of land and existing buildings;
- Design for flexibility;
- Private amenity space;
- Accessibility of community facilities.

#### **Alternative Approach – Do Nothing**

The alternative approach is to not prepare guidance on sustainable design. This approach does not promote the efficient and effective use of resources or good design, setting and landscaping and would not likely produce the positive effects, with regard to the above SEA issues, anticipated from the publication of the Sustainable Design Guide.

The two alternative approaches will be assessed against appropriate SEA objectives. We would welcome the Consultation Authorities views on these alternatives.

## Scoping in/out of SEA issues

In accordance with Schedule 2 of the Environmental Assessment (Scotland) Act 2005 the Highland Council has considered whether the environmental effects (positive and negative) of the proposed Sustainable Design Guide: Supplementary Guidance are likely to be significant. It is not anticipated that there will be any significantly negative effects on the environment resulting from this supplementary guidance, therefore the role of the Strategic Environmental Assessment will be to maximise the positive impacts that the guidance may have. From the environmental problems listed in Table 2 in above, there could be varying challenges relating to certain SEA issues. For this reason we consider the plan is likely to have significant effects on some environmental issues at a strategic level. A summary of our conclusions is given in Table 3 below.

**Table 3. Scoping of SEA issues**

SEA issues	Scoped in	Scoped out	If scoped out, why
biodiversity, flora, fauna	X		
population		X	It is not considered that there will be significant impact on this SEA topic through this guidance. The guidance does not provide any new policies or proposals which would affect this topic.
human health		X	It is not considered that there will be significant impact on this SEA topic through this guidance. The guidance does not provide any new policies or proposals which would affect this topic.
soil		X	It is not considered that there will be significant impact on this SEA topic through this guidance. The guidance does not provide any new policies or proposals which would affect this topic.
water	X		
air		X	It is not considered that there will be significant impact on this SEA topic through this guidance. While the Considerate Constructors Scheme can improve air quality, its positive impact will be very limited and localized.
climatic factors	X		
material assets	X		
cultural heritage		X	
landscape	X		

## Methodology for Assessing Environmental Effects

The preferred approach and its alternative will be subject to detailed assessment against all the SEA objectives and criteria. We would welcome comment on the proposed SEA objectives as outlined below. The SEA objectives are derived from those used for the Strategic Environmental Assessment on the Highland wide Local Development Plan. As this guidance is based on Policy 29 of the Highland wide Local Development Plan which has already been the subject of an SEA assessment, the approach for this Supplementary Guidance will be to try and maximise its beneficial environmental effects.

This process will identify as far as possible what level of environmental impact the operation of these policies will have and any mitigation or improvement which will be required. The assessment will include consideration of the following aspects of possible environmental effects: length/duration; permanency; positive and negative; and cumulative and secondary.

A matrix approach will be used to assess the level of significant impact and the cumulative effects. It has been developed setting out environmental objectives, with indicators and columns for carrying out the appraisal of potential impacts. A sample of the method to be used is shown in Appendix 2.

### SEA Objectives

1	Protect, maintain and enhance designated wildlife sites, biodiversity, valuable habitats and protected species, avoiding irreversible losses.
2	Reduce vulnerability to the effects of climate change, particularly with reference to reducing the incidence of flooding and minimise its impact.
3	Increase efficient use of material assets.
4	Value and protect the diversity and local distinctiveness of landscapes

### Cumulative Effects

The cumulative effects of this guidance on each of the SEA objectives will be assessed with regard to the issues which have been scoped into the environmental report

### Proposed Mitigation Measures

The SEA Directive requires the use of mitigation measures that make recommendations to prevent, reduce or offset significant adverse effects. The proposed mitigation measures will be discussed in the Environmental Report. In addition the Environmental Report will encourage the enhancement of the positive effects. Changes to the guidance will be considered should it provide for better mitigation against negative environmental effects.

### Monitoring Framework

The Environmental Report will outline the proposed monitoring framework.

## Next Steps

### Proposed consultation timescales

The Sustainable Design Guide: Supplementary Guidance will be published for consultation in January 2011. The consultation period will run for a period of 8 weeks. A proposed timetable for the various stages is outlined below:

Stage	Sustainable Design Guide: Supplementary Guidance	Strategic Environmental Assessment	Time Scale
1	Prepare and publish the draft Sustainable Design Guide: Supplementary Guidance. Consult the community for a total period of <b>8</b> weeks	Prepare a Scoping Report and send to the Consultation Authorities	January 2011
2		Publish an Environmental Report and consult the community and the Consultation Authorities on this for a total of <b>5</b> weeks.	February 2011
3	Publish final version of Sustainable Design Guide: Supplementary Guidance.	Publish revised Environmental Report, if required.	May 2011
4	Put guidance into place and monitor our progress	Publish Post-Adoption Statement and submit to SEA Gateway	June 2011



## Appendix 1 – Baseline Information and Maps

The information and maps in this section represent baseline data at a Highland wide Level. Date of data noted where known, otherwise taken as June 2010.

While some of the information below may not be directly relevant it helped to scope the environmental issues which may be relevant to this guidance.

Maps Contained in this Section are:

- Cairngorms National Park
- Core Path Network
- Highland Cycle Network
- Population Change 1998-2007
- Highland Flood Risk
- Highland Forest and Woodland Strategy
- Fragile Areas
- Listed Buildings
- Local Nature Reserves
- National Nature Reserves
- National Scenic Areas
- Ramsar Sites
- Special Areas of Conservation
- Special Protection Areas
- Sites of Special Scientific Interest
- Settlement Hierarchy.

SEA Indicator Scoped In	Key Information	Data Source
Population and Human Health	Incidence of Coronary Heart Disease in Highland is 304 cases per 100,000 (Scotland – 306) for year ending 31 Dec 2006. 1997 figure was 396.	<a href="http://www.isdscotland.org">www.isdscotland.org</a>
	Highland wide in 2006 22 pedestrians and 5 cyclists were killed or serious injured in road accidents. 1994-98 yearly averages are 38 pedestrian and 16 cyclist fatalities.	<a href="http://www.scotland.gov.uk">www.scotland.gov.uk</a>
	82 non-domestic noise complaints received by Highland Council in 2006/7.	<a href="http://www.audit-scotland.gov.uk">www.audit-scotland.gov.uk</a>
	Scottish Crime and Victimization Survey 2006 suggests 56% of respondents thought crime to be a 'big' problem (93% considered a problem overall). Feelings of safety while walking alone after dark is often used as a proxy measure for fear of crime. Overall, just over 3 in 10 respondents (32%) reported that they felt unsafe while walking alone after dark (which was the same as the proportion that reported feeling unsafe in the 2003 survey). Just over one in 10 (12%) reported that they felt 'very unsafe'. No regional data.	<a href="http://www.scotland.gov.uk">www.scotland.gov.uk</a>
	11 health-related walking groups operating in PPS area.	<a href="http://www.stepituphighland.org.uk">www.stepituphighland.org.uk</a>
	50% of Highland population walked a least on one day in the past week with the main aim been as a mode of transport (Scotland 53%). 64% walked at least one day in the past week just for pleasure or to keep fit (Scotland 46%).	SHS Transport Across Scotland 2005-2006
	208, 914 people living in Highland.	Census 2001 <a href="http://195.173.143.171/plintra/iandr/cen/prof_high.htm">http://195.173.143.171/plintra/iandr/cen/prof_high.htm</a>
	Highlands's population is projected to increase by 3.6% by 2024. There is expected to be 16, 029 more people of	Highland Council population Projections 2004-2024 <a href="http://www.highland.gov.uk/NR/rdonlyres/20D86A3A-5750-42B3-927D-">http://www.highland.gov.uk/NR/rdonlyres/20D86A3A-5750-42B3-927D-</a>

	retirement age and 5507 fewer children than in 2004. Therefore the population is expected to age.	<a href="http://www.highland.gov.uk/NR/rdonlyres/21000CD24694/0/bn8popproj.pdf">21000CD24694/0/bn8popproj.pdf</a>
	3 data zones in highland Region fall within the 5% most deprived zones in Scotland. 2 data zones fall within the top 5% least deprived.	The Scottish index of multiple Deprivation 2004 <a href="http://www.highland.gov.uk/NR/rdonlyres/796EA9D0-C754-4A2D-9799-DBB026E6A611/0/simd2004_paper.pdf">http://www.highland.gov.uk/NR/rdonlyres/796EA9D0-C754-4A2D-9799-DBB026E6A611/0/simd2004_paper.pdf</a>
	A large proportion of Highland Region is referred to as “Fragile” in terms of remoteness and scarcity of population. An average of 8 people lives per sq km, throughout the region, reducing to 2 people per sq km in some parts.	Highland Council Definition of Fragile Rural areas in Highland. <a href="http://www.highland.gov.uk/NR/rdonlyres/267DCD97-B9B0-4BF3-BE1C-15D662186C48/0/fragile_paper.pdf">http://www.highland.gov.uk/NR/rdonlyres/267DCD97-B9B0-4BF3-BE1C-15D662186C48/0/fragile_paper.pdf</a>
	45% of Highland households are within 3mins walking distance of a bus stop (Scotland 55%) but with 20% having frequency of services of less than 1 bus per hour (Scotland 4%). 12% of the population in Highland had used a train in the past month (Scotland 19%). <i>SHS Transport Across Scotland 2005 – 2006.</i>	SHS Transport Across Scotland 2005 - 2006
<b>Material Assets</b>	<b>Key Information</b>	<b>Data Source</b>
Housing	There are 13, 329 housing units available in Highland between 2007 -2011	The Highland Council housing land Audit 2006 <a href="http://www.highland.gov.uk/NR/rdonlyres/B3104D9D-838A-42F1-B679-AE682078AE23/0/briefingnote24.pdf">http://www.highland.gov.uk/NR/rdonlyres/B3104D9D-838A-42F1-B679-AE682078AE23/0/briefingnote24.pdf</a>
House Sales	A quarter of all house sales in highland are to people from out with the area.	Highland Council Paper – House Sales – What do they tell us about migration in Highland. <a href="http://www.highland.gov.uk/NR/rdonlyres/7C0C7DCA-0AB6-4EAE-B6C6-C33A0E03BA52/0/bn2.pdf">http://www.highland.gov.uk/NR/rdonlyres/7C0C7DCA-0AB6-4EAE-B6C6-C33A0E03BA52/0/bn2.pdf</a>
Libraries	42 establishments containing a library	Highland Council Housing and Property data files
Vacant homes	There are 93 211 households in highland region and of these just under 10% are vacant or second/holiday homes.	Highland Council Household Estimates (2004) <a href="http://www.highland.gov.uk/NR/rdonlyres/ADF1B5B3-1C8D-4C34-97AE-F5B3A35DA583/0/bn3.pdf">http://www.highland.gov.uk/NR/rdonlyres/ADF1B5B3-1C8D-4C34-97AE-F5B3A35DA583/0/bn3.pdf</a>  General registrar for Scotland household Estimates 2006: <a href="http://www.gro-scotland.gov.uk/statistics/publications-and-data/household-estimates-statistics/household-estimates-for-scotland-2006/index.html">http://www.gro-scotland.gov.uk/statistics/publications-and-data/household-estimates-statistics/household-estimates-for-scotland-2006/index.html</a>
Number of degraded dwellings	Number of degraded dwellings in each building condition category:	Highland Council Housing and Property data files

	<p>A - Good - Performing well and operating efficiently</p> <p>B - Satisfactory - Performing adequately but showing minor deterioration</p> <p>C - Poor - Showing major defects and / or not operating adequately</p> <p>D – Bad - Life expired and / or serious risk of imminent failure</p>	
	Supply of Affordable housing	Highland Council Affordable housing policy: <a href="http://www.highland.gov.uk/NR/rdonlyres/3098EF9A-20A2-46A4-ACD4-B05FEBCFCBE0/0/dppgaffordablehousing.pdf">http://www.highland.gov.uk/NR/rdonlyres/3098EF9A-20A2-46A4-ACD4-B05FEBCFCBE0/0/dppgaffordablehousing.pdf</a>
Renewable Energy Installations	Renewable Energy Installation account for 536.25kW of Highland Council Energy use.	Highland Council Energy Management and Performance Plan.
Water Treatment Works	Number of water treatments works in Highland. Investment in future.	<p>Scottish Water Strategic Asset Capacity and Development Plan (2006); <a href="http://www.scottishwater.co.uk/portal/page/portal/SW_PAGE_GROUP_PS_ADMIN/SW_PUBLIC_SCHEME_ADMIN_HOLDING/TAB65572/RELEASED%20STRATEGIC%20CAPACITY%20AND%20DEVELOPMENT%20PLAN%20MARCH%202006%20V2.pdf">http://www.scottishwater.co.uk/portal/page/portal/SW_PAGE_GROUP_PS_ADMIN/SW_PUBLIC_SCHEME_ADMIN_HOLDING/TAB65572/RELEASED%20STRATEGIC%20CAPACITY%20AND%20DEVELOPMENT%20PLAN%20MARCH%202006%20V2.pdf</a></p> <p>Scottish Waters Vision for Highlands 2010; <a href="http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_INVESTMENT/SWE_PGE_INVESTMENT/SWE_INV_HIGH_2010">http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_INVESTMENT/SWE_PGE_INVESTMENT/SWE_INV_HIGH_2010</a></p>
Footpath networks	Proportion of population living within 200m of a footpath. The core paths plan is yet to be completed but this information will be added to the baseline data when the plans are adopted, Summer 2008.	The Highland Councils Core Path Plan.
Cycle paths	Number of designated cycle routes in Highland	Sustrans National Cycle Network Map; <a href="http://www.sustrans.org.uk/webfiles/general/sustrans_2008_ncn_map.pdf">http://www.sustrans.org.uk/webfiles/general/sustrans_2008_ncn_map.pdf</a>
Listed Buildings	<p>A Listed - 186</p> <p>B Listed - 1667</p> <p>C(S) Listed - 1161</p>	Historic Scotland GIS Dataset
Schedule Monuments	Total Number of Schedule Monuments in Highland is 1237	Historic Scotland GIS Dataset
Inventory Gardens and Designed Landscapes	Total Number of Inventory Gardens and Designed Landscapes	Historic Scotland GIS Dataset
<b>Climate Factors</b>	<b>Key Information</b>	<b>Data Source</b>
Reduce vulnerability to effects of climate change.	<p>Areas affected by flooding/costs (sea)</p> <p>Areas affected by flooding (river)</p> <p>Priority Species</p>	<p>UKCIP08 The climate of the United Kingdom and recent trends. <a href="http://www.ukcip08.org.uk">www.ukcip08.org.uk</a></p> <p>SEPA flood maps <a href="http://www.sepa.org.uk">www.sepa.org.uk</a></p>

	Impact on Natural Resources Impact on Provision of Services/cost to Council	SCCIP pilot project LCLIP. <a href="http://www.sccip.org.uk">www.sccip.org.uk</a> Marine Climate Change Impacts Partnership.
Reduce need for energy.	Highland Council Energy Consumption is 22, 250GWH per annum.	Highland Council Energy Management and Performance Plan <a href="http://www.highland.gov.uk/NR/ronlyres/4EA59619-0EF5-42CC-9889-7EDA9F997E8E/0/emppfeb06.pdf">http://www.highland.gov.uk/NR/ronlyres/4EA59619-0EF5-42CC-9889-7EDA9F997E8E/0/emppfeb06.pdf</a>
Reduce air pollution to levels that do not damage natural systems, including contribution to climate change.	Carbon Footprint – 11.73-11.99 tonnes CO <sub>2</sub> per capita	Stockholm Environment Institute. <i>Taken from the report “A Right Climate for Change”, (2007) Local Footprints Project and Stockholm Environmental Institute.</i>  Scottish Climate Change Bill; <a href="http://www.scotland.gov.uk/Topics/Environment/Climate-Change/16327/Climate-Change-Bill">http://www.scotland.gov.uk/Topics/Environment/Climate-Change/16327/Climate-Change-Bill</a>
Number of Air Quality Management Areas (AQMA) in Highland	None at present	<a href="http://www.scottishairquality.co.uk/">http://www.scottishairquality.co.uk/</a>
Reduce the need to travel.	Number of employees travelling by car. Availability of video conferencing material. Staff training and awareness Number of School Travel Plans Number of Office Travel plans	This should be monitored through the Highland Council green travel plan which is currently under development,  Local Transport Strategy <a href="http://www.highland.gov.uk/yourenvironment/roadsandtransport/transportplanning/localtransportstrategy.htm">http://www.highland.gov.uk/yourenvironment/roadsandtransport/transportplanning/localtransportstrategy.htm</a>
Increase potential use of public transport.	Number of staff choosing public transport for commuting and business travel. Staff training and awareness. Number of School Travel plans Number of Office Travel Plans	This should be monitored through the Highland Council green travel plan which is currently under development,  Local Transport Strategy <a href="http://www.highland.gov.uk/yourenvironment/roadsandtransport/transportplanning/localtransportstrategy.htm">http://www.highland.gov.uk/yourenvironment/roadsandtransport/transportplanning/localtransportstrategy.htm</a>
Increase the proportion of energy from renewable sources	Renewable Energy installations in Highland Council Building is 1200KWh  Promotion of renewable energy.	Highland Council Energy Management and Performance Plan <a href="http://www.highland.gov.uk/NR/ronlyres/4EA59619-0EF5-42CC-9889-7EDA9F997E8E/0/emppfeb06.pdf">http://www.highland.gov.uk/NR/ronlyres/4EA59619-0EF5-42CC-9889-7EDA9F997E8E/0/emppfeb06.pdf</a>  Highland Council Renewable Energy Strategy <a href="http://www.highland.gov.uk/yourenvironment/planning/energyplanning/renewableenergy/highlandrenewableenergystrategy.htm">http://www.highland.gov.uk/yourenvironment/planning/energyplanning/renewableenergy/highlandrenewableenergystrategy.htm</a>  Community Benefits from Renewables <a href="http://www.highland.gov.uk/livinghere/communityplanning/communitybenefit/">http://www.highland.gov.uk/livinghere/communityplanning/communitybenefit/</a>
Improve the use of sustainable building techniques	Promotion of Sustainable design in the Community.	Designing for Sustainability in the Highlands <a href="http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/designingforsustainability.htm">http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/designingforsustainability.htm</a>

		Highland Housing Fair: <a href="http://www.highland.gov.uk/yourenvironment/sustainabledevelopment/sharingthegreenagenda/highlandhousingfair.htm">http://www.highland.gov.uk/yourenvironment/sustainabledevelopment/sharingthegreenagenda/highlandhousingfair.htm</a>
<b>Water</b>	<b>Key Information</b>	<b>Data Source</b>
Avoid impact to and where possible enhance the water environment.	Number of rivers/lochs in good Ecological Condition.	EU Water Framework Directive. Highland Biodiversity Action plan SEPA Scottish Water
Flooding likelihood	Vulnerability of Highland's communities to flooding.	Scottish Government: the Future of Flood risk Management in Scotland: <a href="http://www.scotland.gov.uk/Topics/Environment/Water/Flooding/Consultation">http://www.scotland.gov.uk/Topics/Environment/Water/Flooding/Consultation</a>  UKCIP08: <a href="http://www.ukcip08.org.uk">www.ukcip08.org.uk</a>
Existing flood defences		Office of Science and technology (2005) Foresight report: <i>Future Flooding Scotland</i> . <a href="http://www.foresight.gov.uk/Previous_Projects/Flood_and_Coastal_Defence/Reports_and_Publications/Scotland/final_scotland.pdf">http://www.foresight.gov.uk/Previous_Projects/Flood_and_Coastal_Defence/Reports_and_Publications/Scotland/final_scotland.pdf</a>
Pumping Stations and Sewage Works		Scottish Water (2006) Strategic Asset Capacity and Development Plan; <a href="http://www.scottishwater.co.uk/portal/page/portal/SW_PAGE_GROUP_PS_ADMIN/SW_PUBLIC_SCHEMA_ADMIN_HOLDING/TAB65572/RELEASED%20STRATEGIC%20CAPACITY%20AND%20DEVELOPMENT%20PLAN%20MARCH%202006%20V2.pdf">http://www.scottishwater.co.uk/portal/page/portal/SW_PAGE_GROUP_PS_ADMIN/SW_PUBLIC_SCHEMA_ADMIN_HOLDING/TAB65572/RELEASED%20STRATEGIC%20CAPACITY%20AND%20DEVELOPMENT%20PLAN%20MARCH%202006%20V2.pdf</a>
Water Quality		SEPA Water Quality Classifications: <a href="http://www.sepa.org.uk/pdf/data/classification/water_qual_class_2006.pdf">http://www.sepa.org.uk/pdf/data/classification/water_qual_class_2006.pdf</a>  Scottish Executives Bathing Water Strategy: <a href="http://www.scotland.gov.uk/Publications/2006/03/23151924/0">http://www.scotland.gov.uk/Publications/2006/03/23151924/0</a>  Scottish Executives Statistics Environment:  European Directive 76/160/EEC, which sets mandatory bacteriological and other health-related standards for bathing waters in Europe. Biodiversity??
Hydro-power	80 Hydro-powered stations in Highlands and islands	<a href="http://www.hi-energy.org.uk/hydroenergy.html">http://www.hi-energy.org.uk/hydroenergy.html</a>
Ground Water and River Levels		Centre for Hydrology and Ecology. National Water Archive; <a href="http://www.ceh.ac.uk/data/NWA.htm">http://www.ceh.ac.uk/data/NWA.htm</a>
<b>Soil &amp; Waste</b>	<b>Key Information</b>	<b>Data Source</b>
Minimise waste and re-use or recover it by recycling, composting or energy	Waste into landfill: The proportion of waste in Highland being put into landfill. % of recycling/composting.	HC Waste Data Report - <a href="http://www.highland.gov.uk/NR/rdonlyres/F6627158-2F0E-4C68-8250-9475DA7B8999/0/20062007AnnualWasteData">http://www.highland.gov.uk/NR/rdonlyres/F6627158-2F0E-4C68-8250-9475DA7B8999/0/20062007AnnualWasteData</a>

recovery.	<p>Currently 183 recycling points in Highland.</p> <p>26% of waste in highland recycled.</p> <p>77393 tonnes waste to landfill.</p> <p>Target of 40% recycling rates for 2010.</p>	<p><a href="#">Report.pdf</a> SEPA Waste Data Digest Series - <a href="http://www.sepa.org.uk/nws/data/data_digest.htm">http://www.sepa.org.uk/nws/data/data_digest.htm</a></p> <p>Audit Scotland Annual Statutory Performance Indicators reports - <a href="http://www.audit-scotland.gov.uk/performance/council">http://www.audit-scotland.gov.uk/performance/council</a></p> <p>The National Waste Strategy: <a href="http://www.sepa.org.uk/NWS/guidance/nwp.htm">http://www.sepa.org.uk/NWS/guidance/nwp.htm</a></p>
Erosion	Distance and numbers of path where erosion or poor path construction has or is reducing soil quality and quantity. No data available but possible monitoring of core paths in the future can be used.	The Highland Council Core Paths Plan (to be adopted in summer 2008)
Contaminated Land	<p>Number of sites of Contaminated land in Highland</p> <p>Area of Contaminated Land (ha) in Highland</p>	Highland Council Contaminated Land Database.
<b>Cultural Heritage</b>	<b>Key Information</b>	<b>Data Source</b>
Value and protect diversity and local distinctiveness.	<p>Townscape Quality</p> <p>16 National Scenic Areas found in Highland Region</p>	<p>A96 Development Framework: <a href="http://www.highland.gov.uk/NR/rdonlyres/7297B608-64F3-478C-AC10-4CEABF3595C1/0/A96DevelopmentFramework.pdf">http://www.highland.gov.uk/NR/rdonlyres/7297B608-64F3-478C-AC10-4CEABF3595C1/0/A96DevelopmentFramework.pdf</a></p> <p><a href="http://www.snh.org.uk">www.snh.org.uk</a></p> <p>Inverness City Vision: <a href="http://www.highland.gov.uk/NR/rdonlyres/6E3C5D49-3E28-49D9-AC41-711ADDABA265/0/InvernessCityVision.pdf">http://www.highland.gov.uk/NR/rdonlyres/6E3C5D49-3E28-49D9-AC41-711ADDABA265/0/InvernessCityVision.pdf</a></p>
	There are 52 areas in highland listed in the inventory of Gardens and Designated Landscapes.	<a href="http://www.snh.org.uk">www.snh.org.uk</a> SNH (2004) facts and figures.
<b>Landscape</b>	<b>Key Information</b>	<b>Data Source</b>
Retain and improve quality and quantity of publicly accessible open space.	Landscape Character	<p>Scottish Natural Heritage: <i>Overview of Scotland's national programme of Landscape Character Assessment (2004)</i></p> <p>Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment.</i></p> <p>Scottish Natural Heritage (1998) <i>Inner Moray Firth Landscape Character Assessment.</i></p> <p>Scottish Natural Heritage (1999) <i>Ben Alder, Ardverikie and Creag Meagaidh Landscape</i></p>



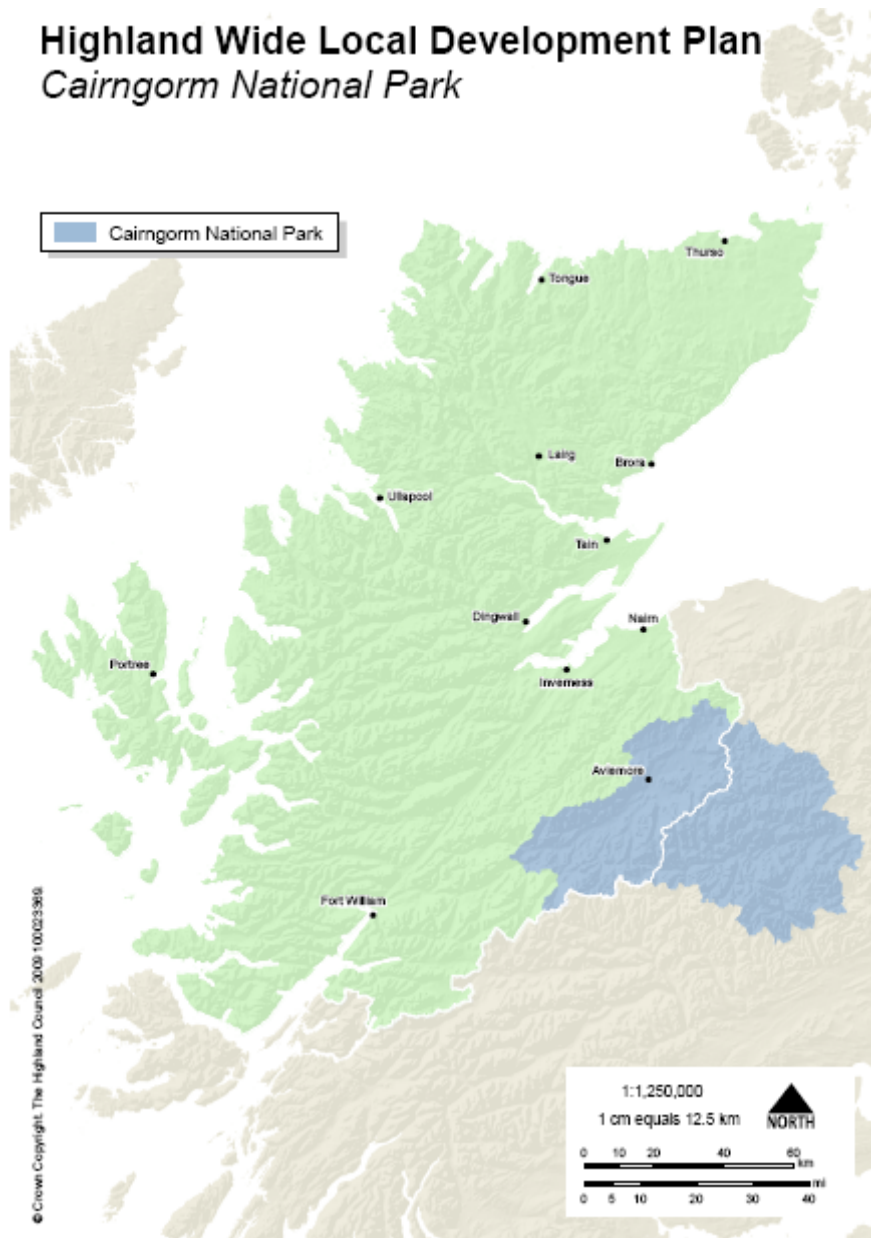
		<p><u>Character Assessment</u></p> <p>Scottish Natural Heritage (1998) <u>Inverness District Landscape Character Assessment</u></p> <p>Scottish Natural Heritage (1998) <u>Moray and Nairn Landscape Character Assessment</u></p> <p>Scottish Natural Heritage (1998) <u>Caithness and Sutherland Landscape Character Assessment</u>.</p> <p>Scottish Natural Heritage (1996) <u>Skye and Lochalsh Landscape Character Assessment</u>.</p> <p>Scottish Natural Heritage (1998) <u>Lochaber Landscape Character Assessment</u>.</p> <p>Scottish Natural Heritage (1999) <u>Ross and Cromarty Landscape Character Assessment</u>.</p>
Peatlands	Proportion of peat land in Caithness and Sutherland.	SNH; <a href="http://www.snh.org.uk/scottish/nhighland/Peatlands/CSI.asp">http://www.snh.org.uk/scottish/nhighland/Peatlands/CSI.asp</a>
Forest and Woodland		<p>The Highland Forest and Woodland strategy.</p> <p><a href="http://www.highland.gov.uk/yourenvironment/agriculturefisheriesandforestry/treesandforestry/highland-forest-and-woodland-strategy.htm">http://www.highland.gov.uk/yourenvironment/agriculturefisheriesandforestry/treesandforestry/highland-forest-and-woodland-strategy.htm</a></p> <p>Forestry Commission Scotland; <a href="http://www.forestry.gov.uk/scotland">http://www.forestry.gov.uk/scotland</a></p>
Agricultural Land	<p>Land use, employment and production information.</p> <p>Crofting in Highland</p>	<p>National Farmers Union Scotland; <a href="http://www.nfus.org.uk/facts_index.asp">http://www.nfus.org.uk/facts_index.asp</a></p> <p>Crofters Commission Annual report 2006/07; <a href="http://www.crofterscommission.org.uk/documents/croft-englishfinalreport0607.pdf">http://www.crofterscommission.org.uk/documents/croft-englishfinalreport0607.pdf</a></p>
Coast	<p>Biodiversity</p> <p>Number, type and specification of harbours in Highland.</p>	<p>Highland Biodiversity Action Plan <a href="http://www.highland.gov.uk">www.highland.gov.uk</a></p> <p><a href="http://www.highland.gov.uk/yourenvironment/roadsandtransport/harbours/">http://www.highland.gov.uk/yourenvironment/roadsandtransport/harbours/</a></p>
<b>Biodiversity, Flora and Fauna</b>	<b>Key information</b>	<b>Data Source</b>
Protect, enhance and where necessary restore designated wildlife sites and protected species	There are currently 12 RAMSAR sites, 90 SAC's, 46 SPA's, 368 SSSI's, 12 NNR's, 1 LNR,	<a href="http://www.snh.org.uk">www.snh.org.uk</a>
	The Cairngorms National Park extends into Badenoch and Strathspey which is within the Highland Council area.	<a href="http://www.cairngorms.co.uk">www.cairngorms.co.uk</a>
Improve biodiversity,	Highland region supports 192 of	Highland Biodiversity Action Plan



avoiding irreversible losses.	the 238 priority species in Scotland and 40 of the 42 priority habitats. 455 of the priority species of conservation importance are found in Highland.	<a href="http://www.highlandbiodiversity.com">www.highlandbiodiversity.com</a> Habitat and Birds Directive – Annex 1
Provide appropriate opportunities for people to come into contact with and appreciate wild life and wild places.	Proportion of population living within 200m of a footpath. The core paths plan is yet to be completed but this information will be added to the baseline data when the plans are adopted, Summer 2008.	The Highland Councils Core path plan.
	Site condition monitoring database being produced by SNH will provide information on the condition of designated sites, 2000-2005, including recreational pressures but this database is not yet operational to provide this data.	SNH
Fisheries and Aquaculture	Natural Resources of the Seas around Highland.	<a href="http://www.highland.gov.uk/yourenvironment/agriculturefisheriesandforestry/fisheriesandaquaculture/">http://www.highland.gov.uk/yourenvironment/agriculturefisheriesandforestry/fisheriesandaquaculture/</a>

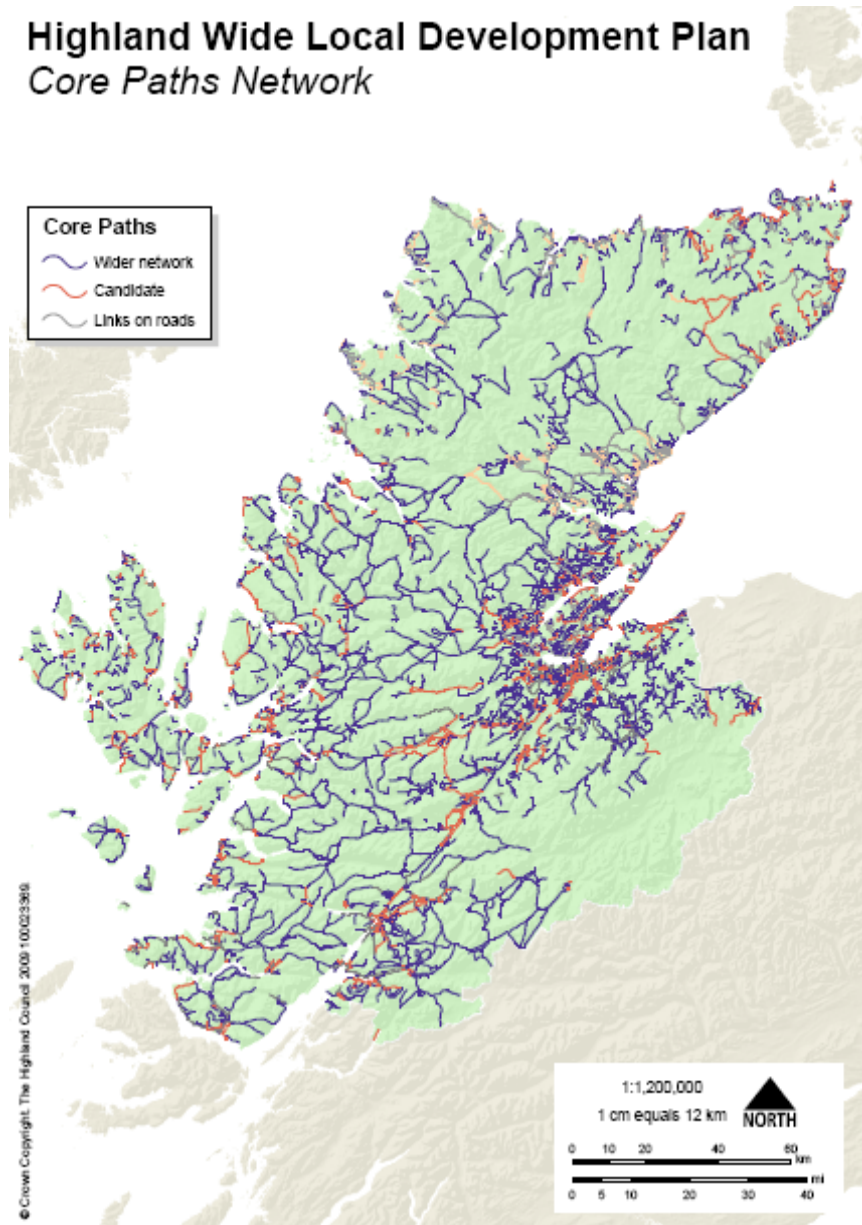
# Highland Wide Local Development Plan

## Cairngorm National Park



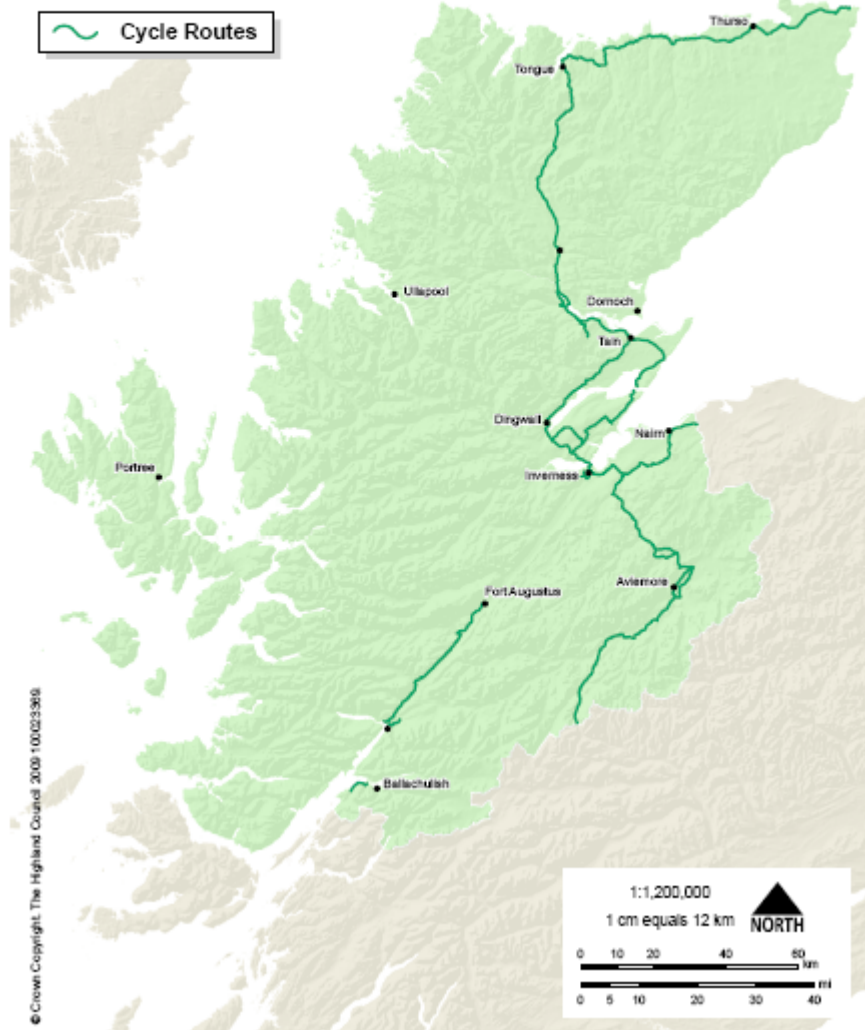
# Highland Wide Local Development Plan

## Core Paths Network



# Highland Wide Local Development Plan

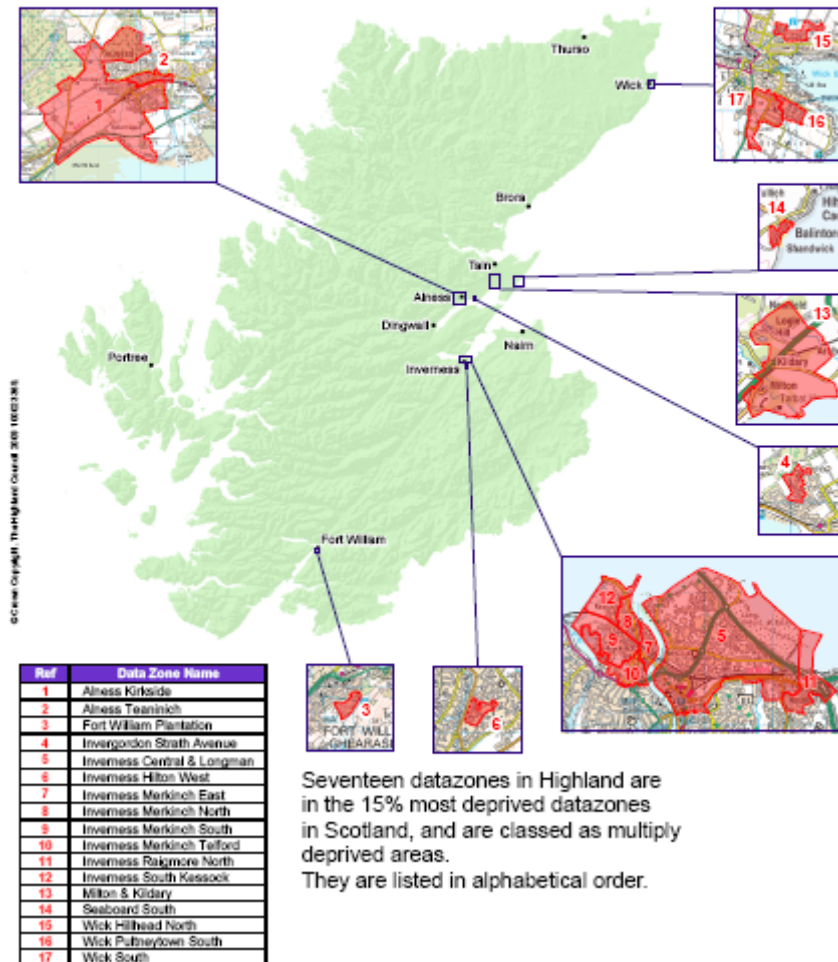
## Highland Cycle Network



# Highland Wide Local Development Plan

## Most Deprived Areas in Highland

Scottish Index of Multiple Deprivation 2006

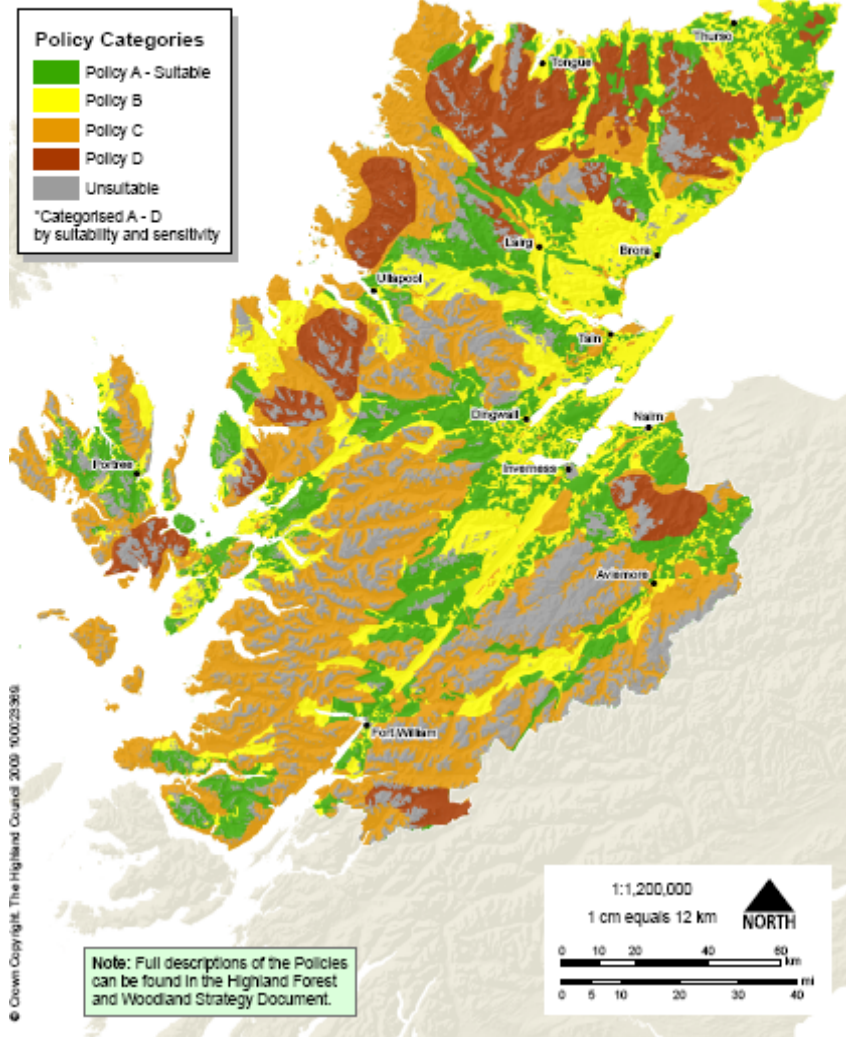


Seventeen datazones in Highland are in the 15% most deprived datazones in Scotland, and are classed as multiply deprived areas. They are listed in alphabetical order.



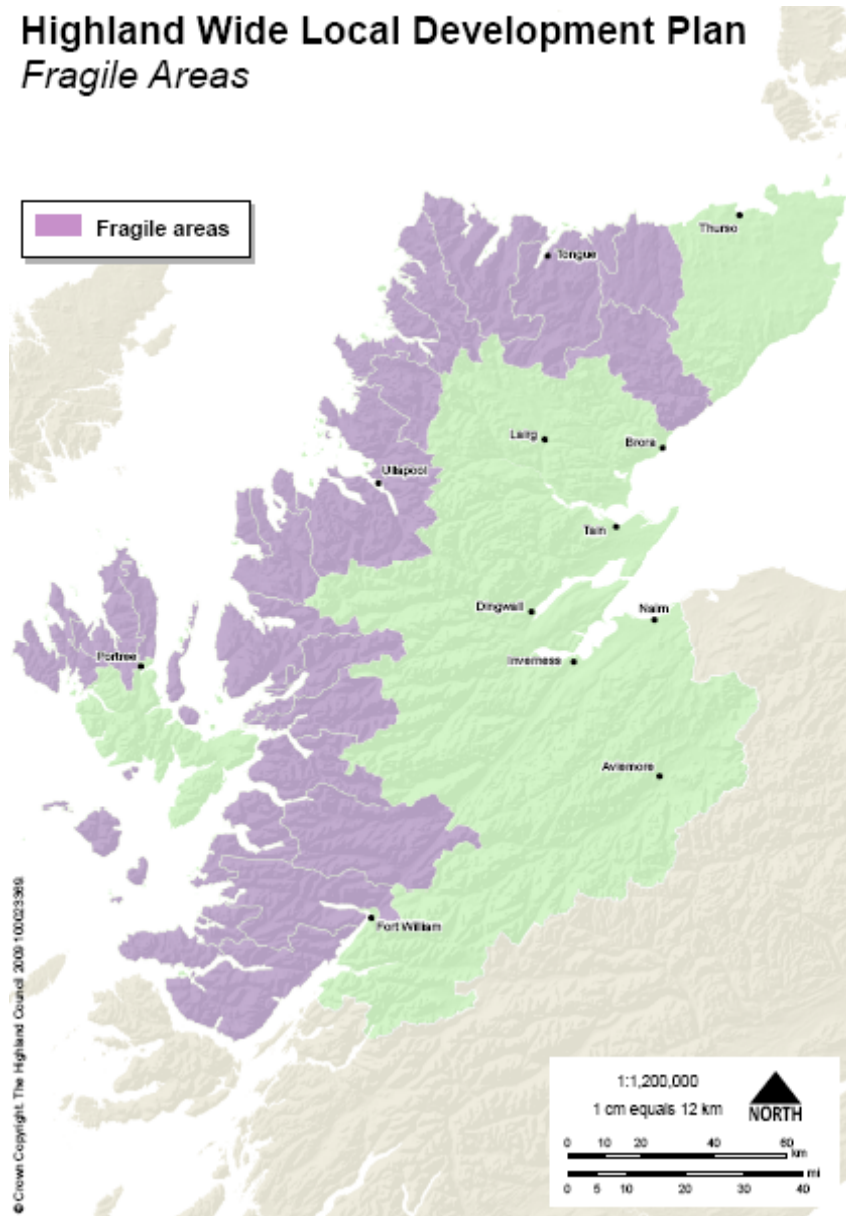
# Highland Wide Local Development Plan

## Highland Forest and Woodland Strategy



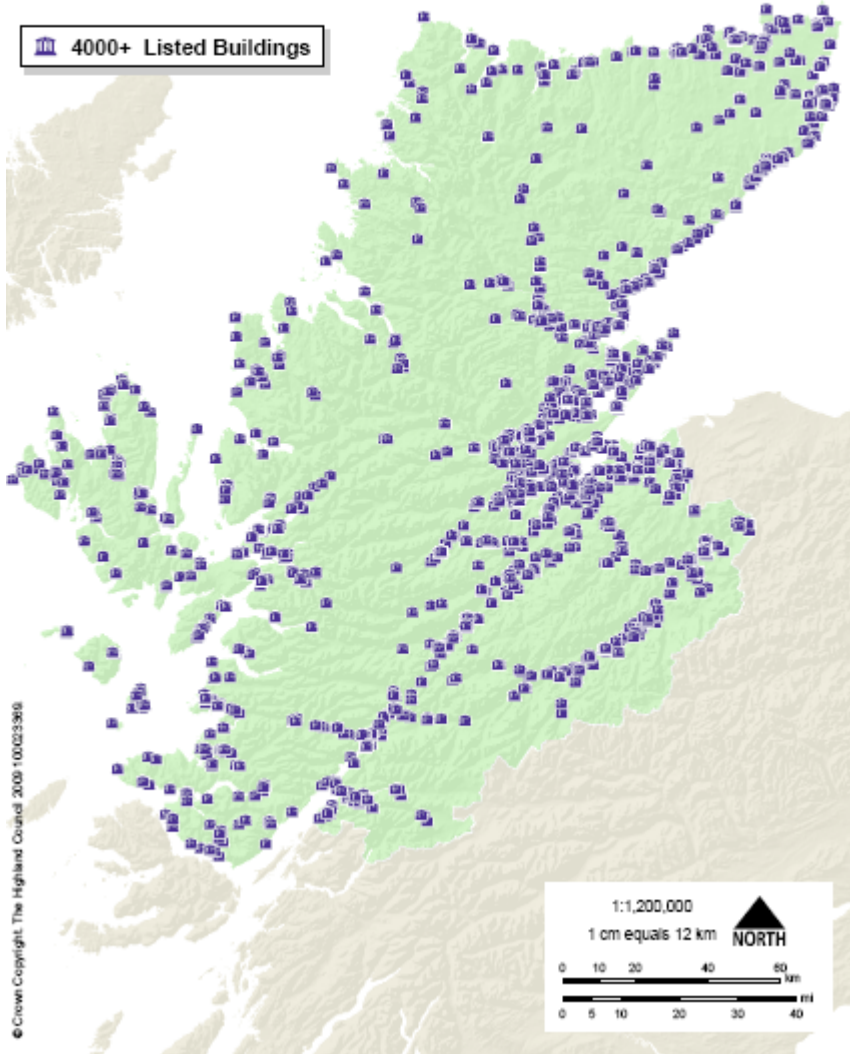
# Highland Wide Local Development Plan

## Fragile Areas



# Highland Wide Local Development Plan

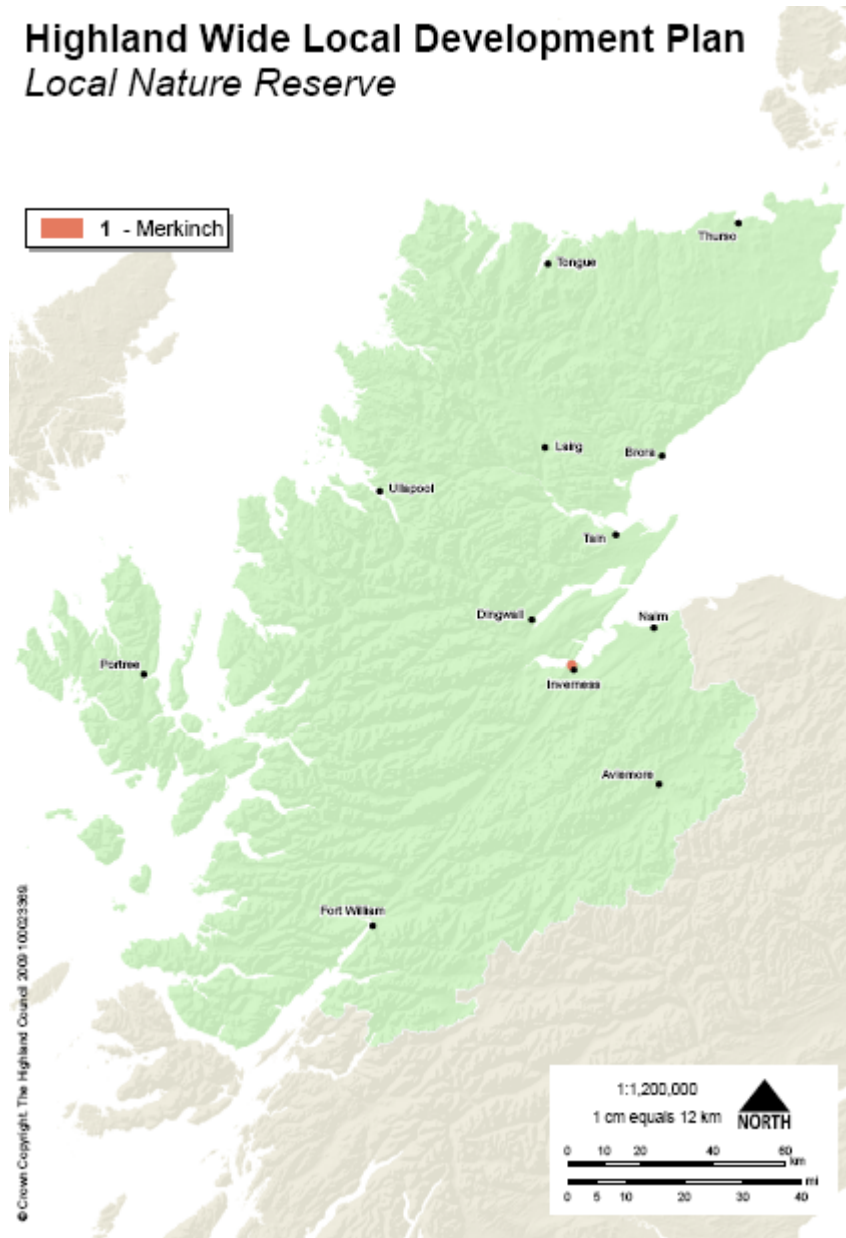
## Listed Buildings





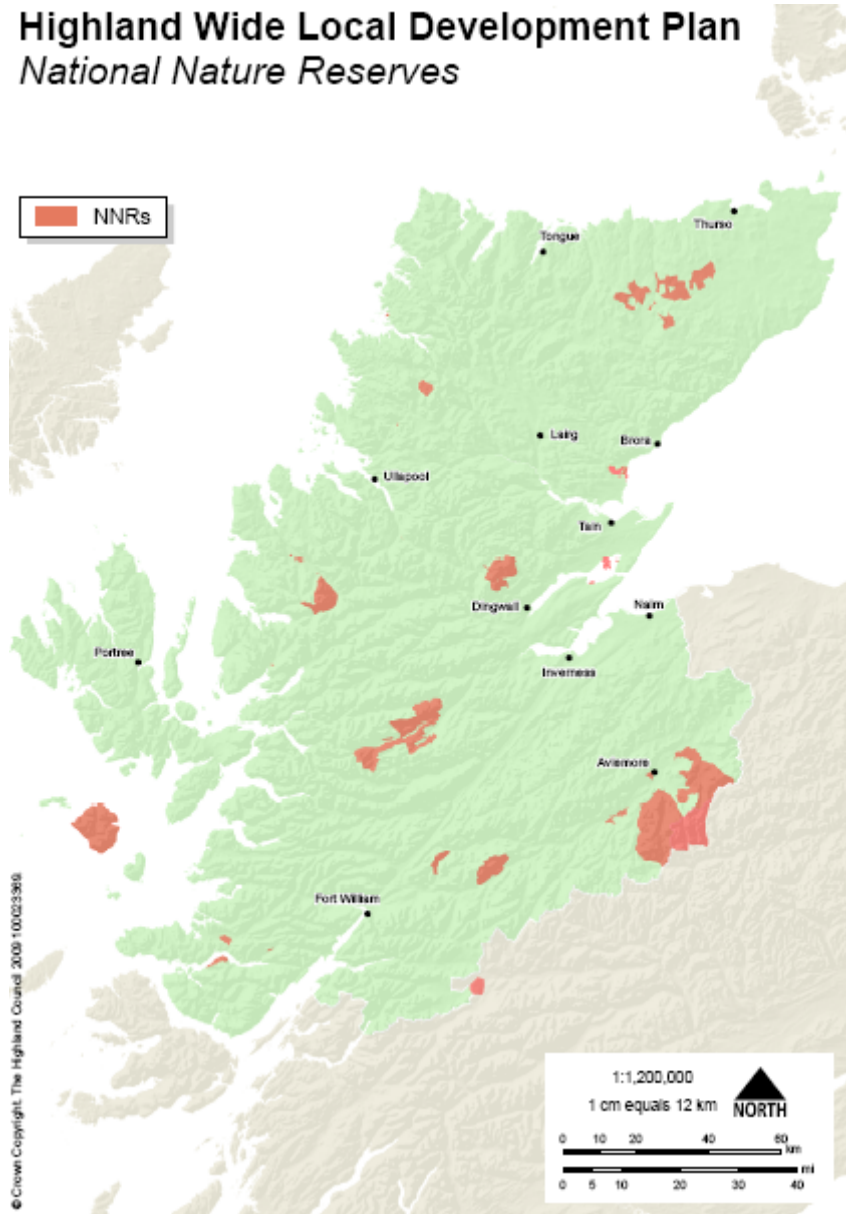
# Highland Wide Local Development Plan

## Local Nature Reserve



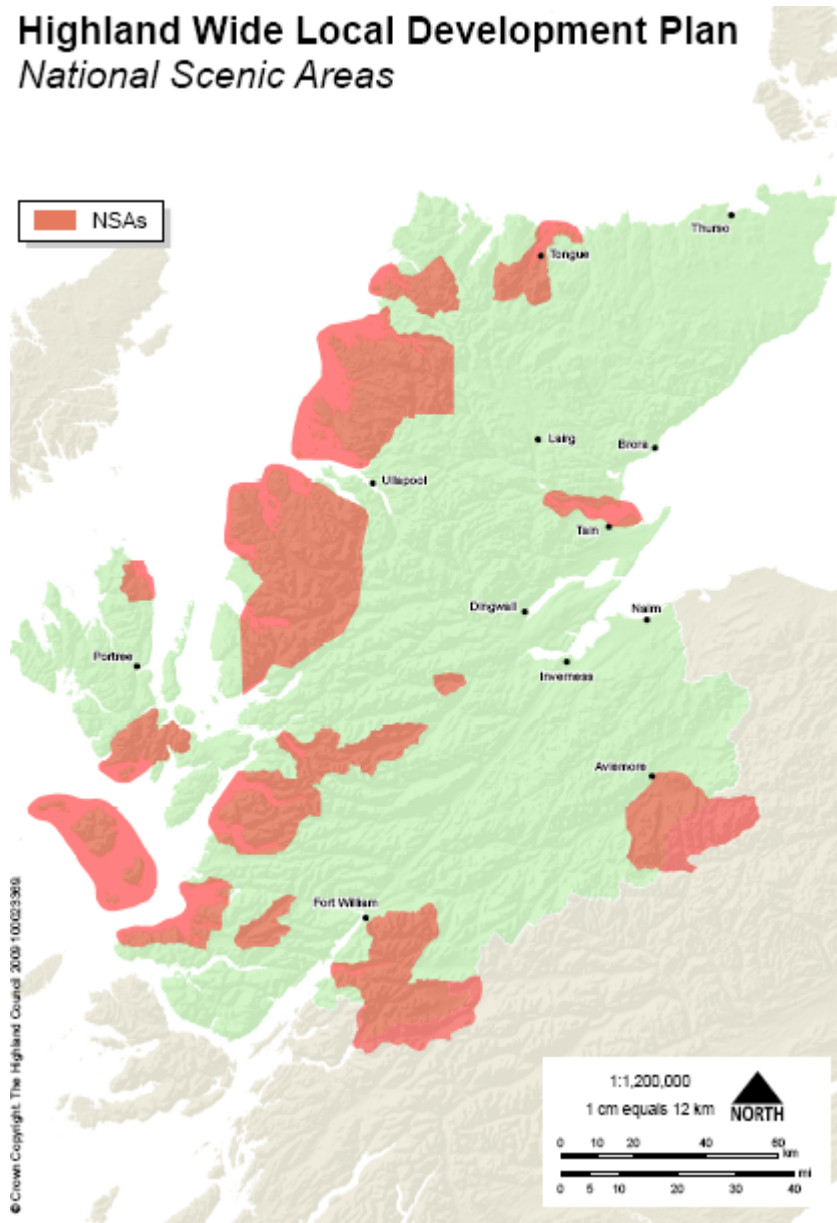
# Highland Wide Local Development Plan

## National Nature Reserves



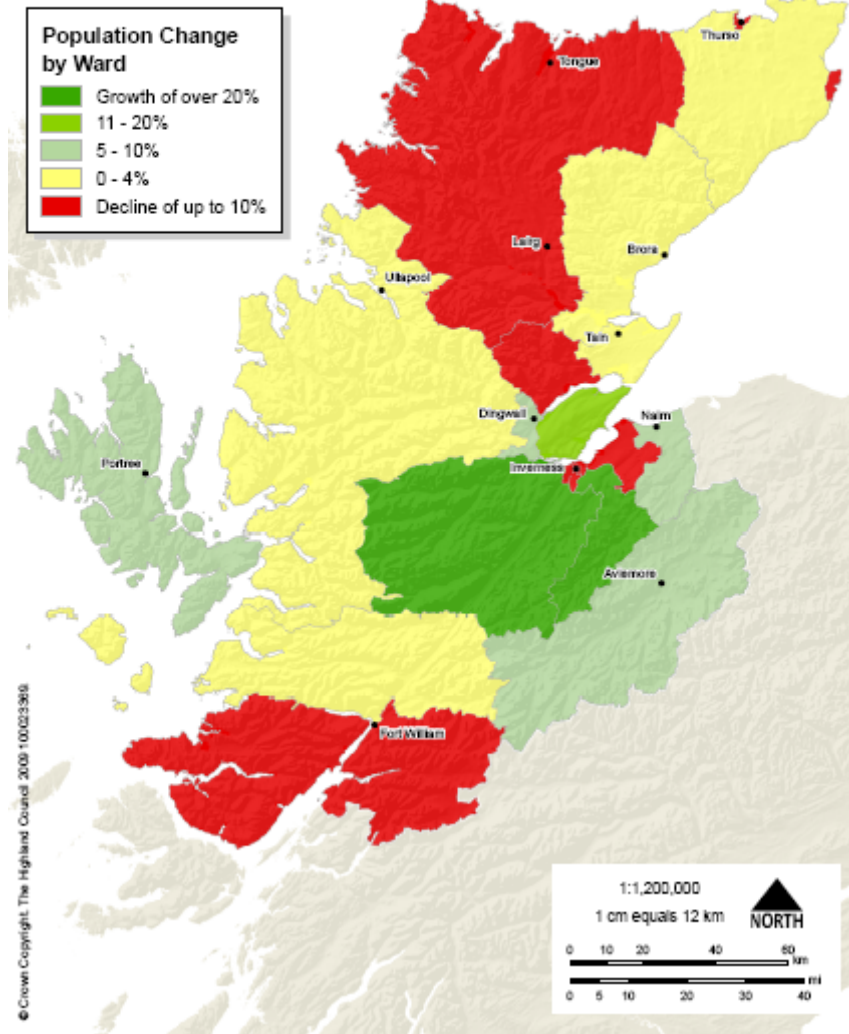
# Highland Wide Local Development Plan

## National Scenic Areas



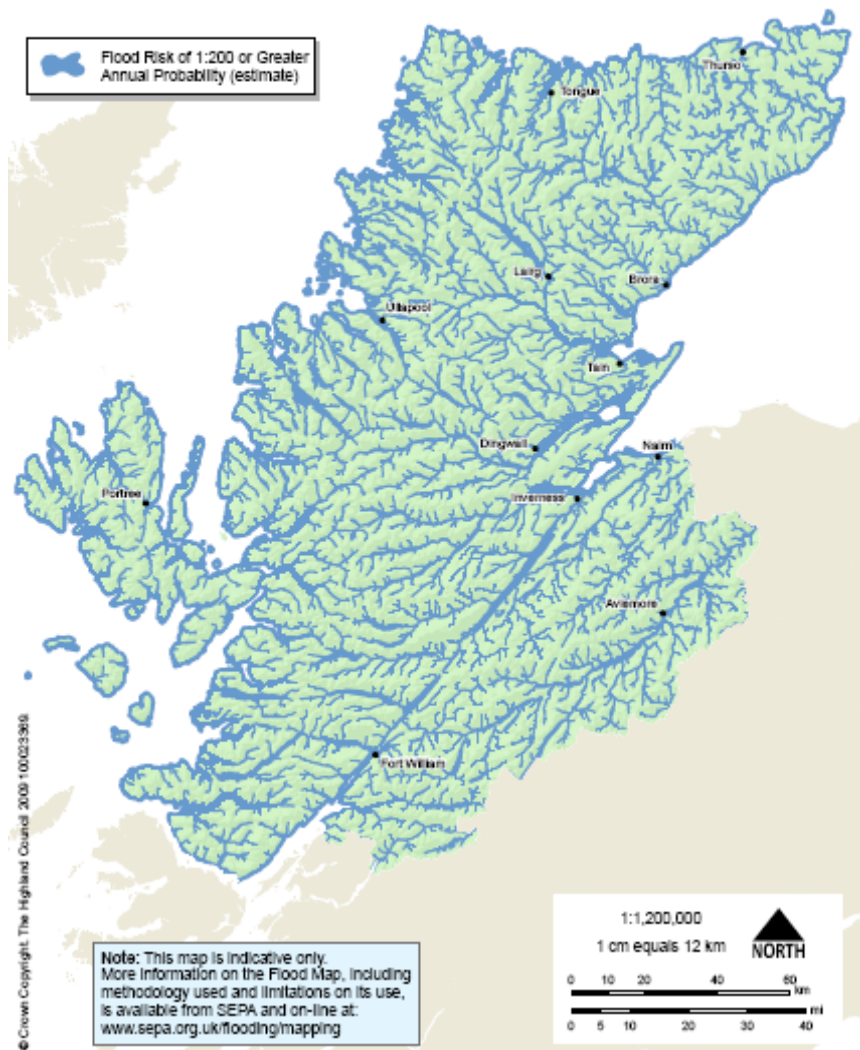
# Highland Wide Local Development Plan

## Population Change 1998 to 2007



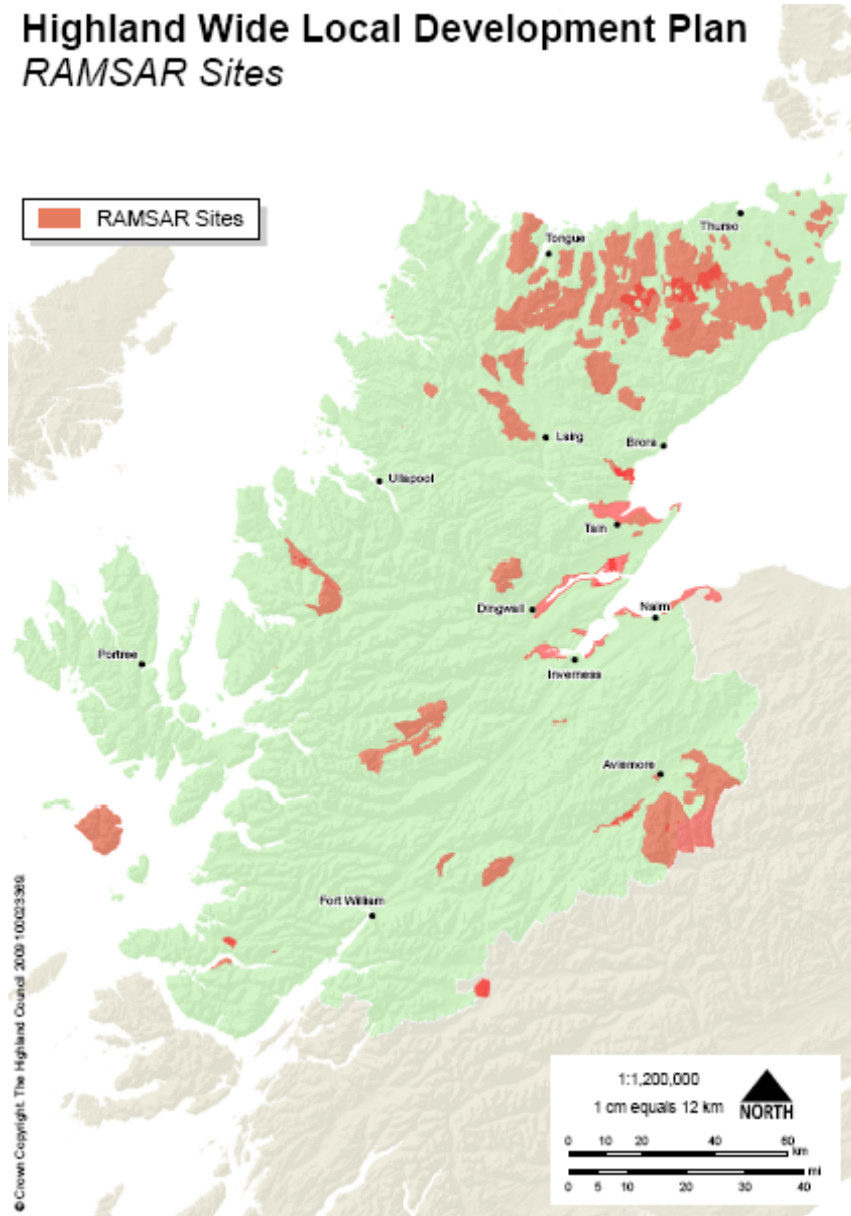
# Highland Wide Local Development Plan

## Highland Flood Risk



# Highland Wide Local Development Plan

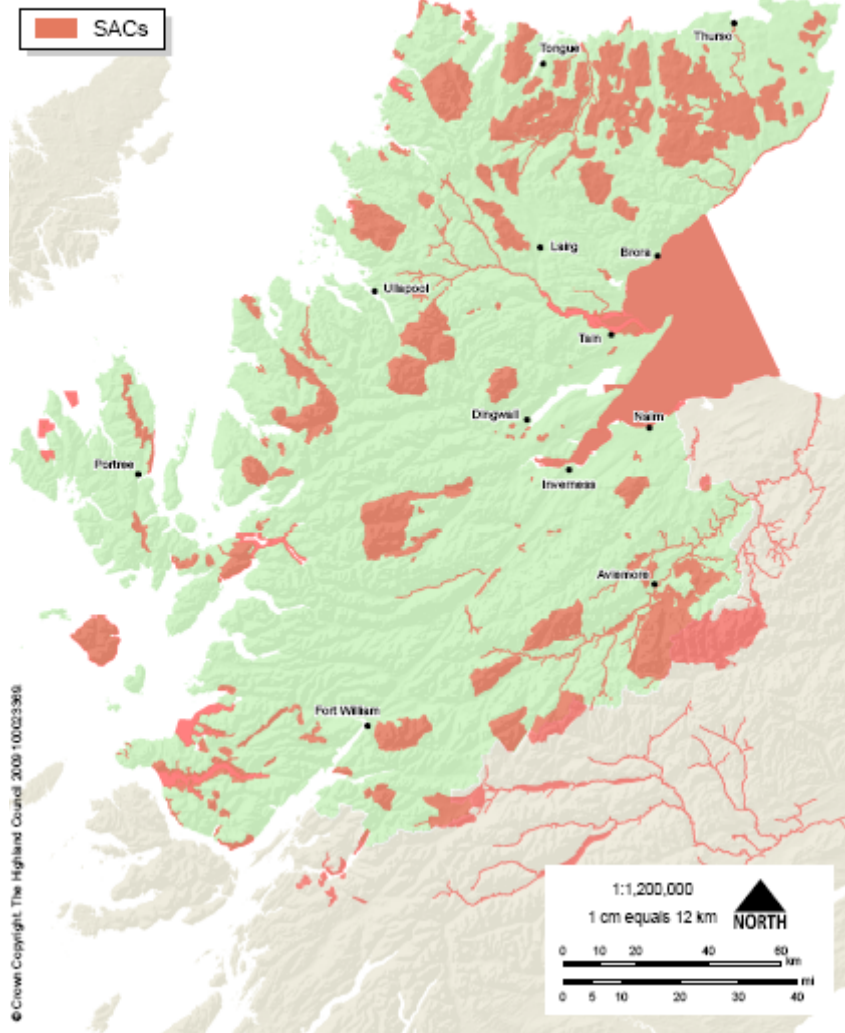
## RAMSAR Sites



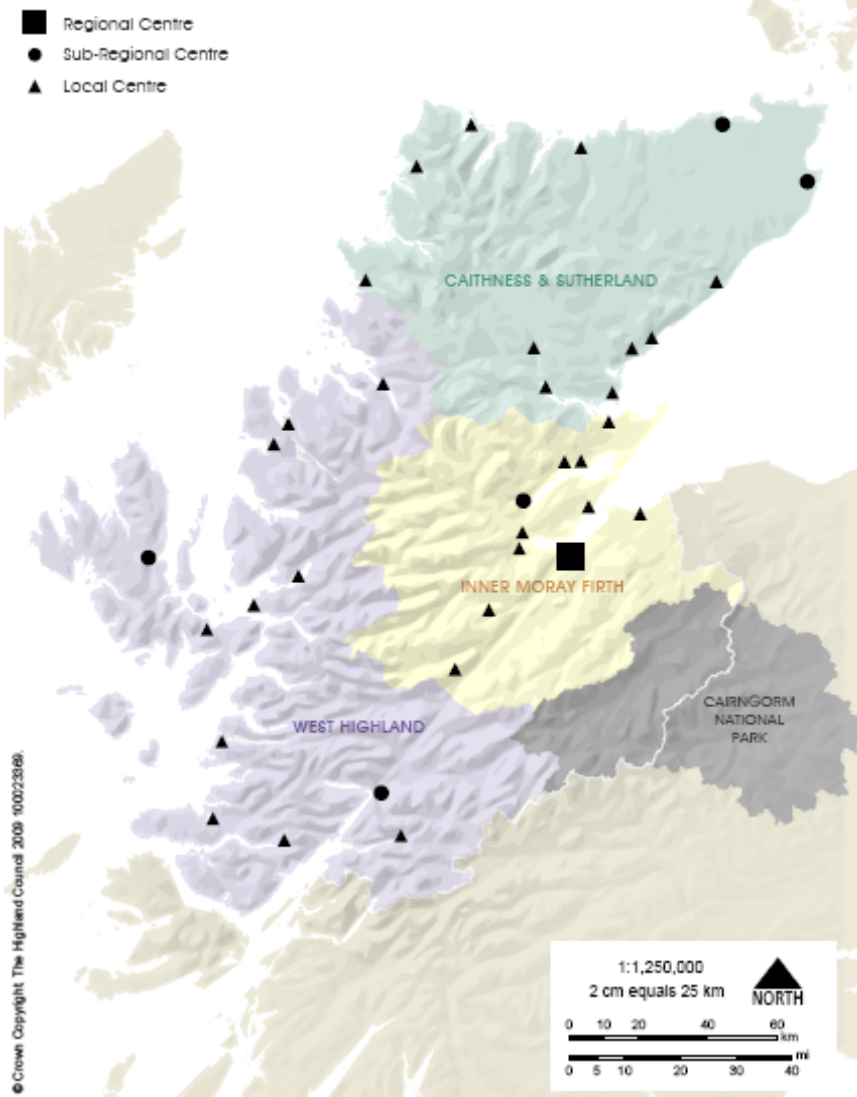


# Highland Wide Local Development Plan

## Special Areas of Conservation



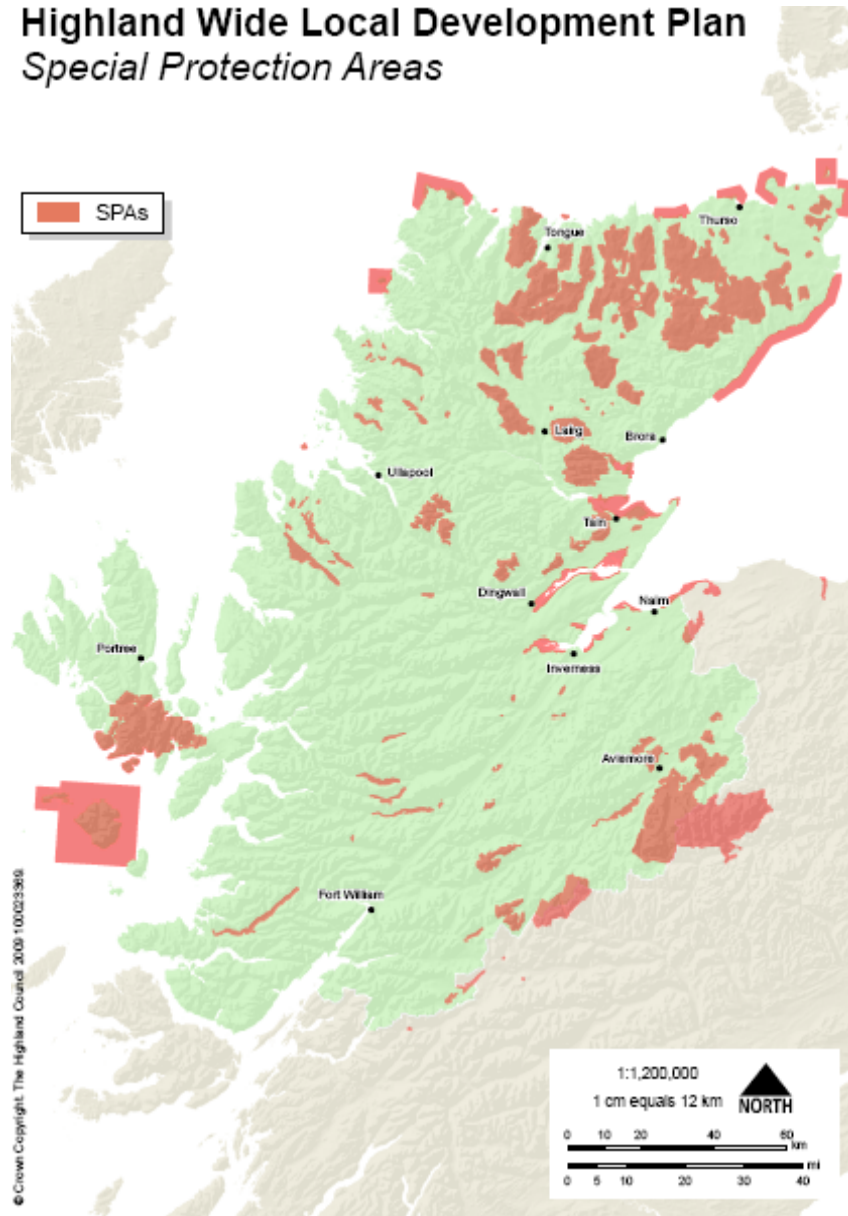
# Highland Wide Local Development Plan Settlement Hierarchy



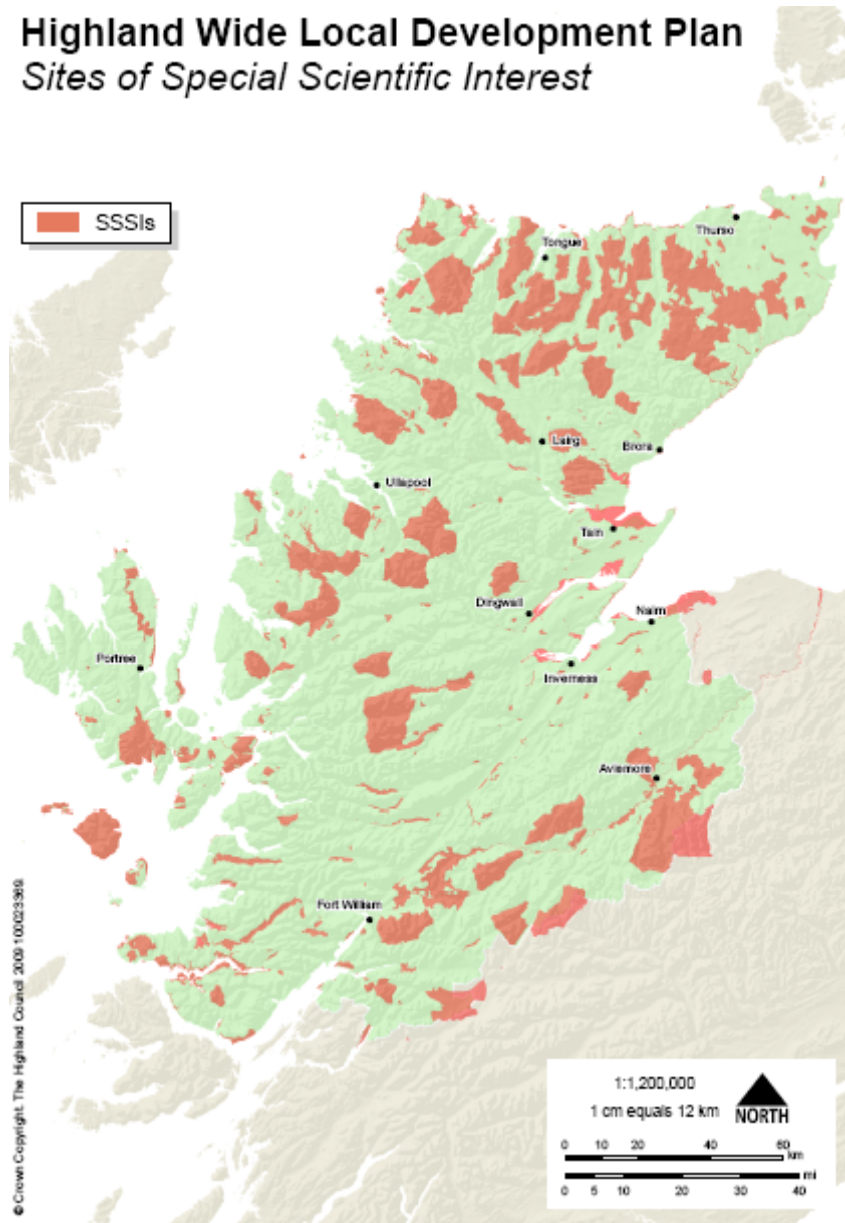


# Highland Wide Local Development Plan

## Special Protection Areas



## Highland Wide Local Development Plan *Sites of Special Scientific Interest*



The baseline data has been derived from that used for the Highland wide Local Development Plan. We seek comment from the consultation authorities on its scope.

## Appendix 2 – Example of Matrix to be used in assessing options

The assessments will be completed using the best available data and take into consideration a number of other plans, policies and strategies set out in the Scoping Report.

The key for the following matrices is below:

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

In areas where it is possible that there may be a positive and negative impact a +/- symbol will be used.

Each assessed alternative will be followed by a short commentary.

## SEA Objectives and Considerations

1	<p><b>Maintain and enhance designated wildlife sites, biodiversity, valuable habitats and protected species avoiding irreversible losses</b></p> <p>Will it contribute to the protection and enhancement of biodiversity in Highland?          Will it have a detrimental effect on protected species?          Will it contribute to achieving local and regional biodiversity action plan targets?          Will habitats of importance to for biodiversity be protected?          Will it prevent the fragmentation of green habitat networks?</p>
2	<p><b>Reduce vulnerability to the effects of climate change, particularly with reference to reducing the incidence of flooding and minimise its impact.</b></p> <p>Will it ensure new developments are free from flooding?          Will it enhance natural drainage?          Will it reduce the vulnerability of existing areas to flooding?          Will it contribute to a reduction in the number of flooding incidents in Highland?          Where flooding incidents do occur, will it minimise the environmental impact of the flooding?</p>
3	<p><b>Increase efficient use of material assets</b></p> <p>Will it minimise energy use in new developments?          Will it minimise water use in new developments?          Will it minimise waste in new developments?          Will it minimise use of non-renewable building materials?          Will it increase the use of renewable building materials?          Will it reduce material transport miles?</p>
4	<p><b>Value and protect the diversity and local distinctiveness of landscapes</b></p> <p>Will existing landscape character be maintenance or enhanced?          Will local diversity and distinctiveness be maintained or enhanced?          Will it protect areas with strong qualities of wildness?</p>

## Explanation of Matrix

Below explains each column of the matrix and how it will be filled in.

SEA Objective	Time Scale			Justification and Assumptions
	Short Term	Medium Term	Long Term	
1				

SEA Objective from Environmental Report

When will the affect become apparent short(0-5yrs), medium (5-10yrs), or Long term (10+yrs)

Why the SEA has been given this assessment and any assumptions made when assessing the guidance/its reasonable alternative against the SEA objective.

We would welcome comment from the key agencies on our matrix approach and also the considerations for each of the SEA objectives.