

Agenda Item	19
Report No	EDI/55/18

HIGHLAND COUNCIL

Committee: Environment, Development and Infrastructure

Date: 16 August 2018

Report Title: Progress Update on Implementation of the Council's preferred option for managing its Biodegradable Municipal Waste

Report By: Director of Community Services

1 Purpose/Executive Summary

- 1.1 With reference to the [paper](#) submitted to 17 May 2018 Environment, Development and Infrastructure Committee (EDI), the purpose of this report is to update Members of the EDI Committee on progress with implementing the Council's preferred interim arrangement for meeting the requirements of the ban on landfilling Biodegradable Municipal Waste, i.e. the establishment of a Materials Recovery Facility (MRF) in the Inner Moray Firth.

2 Recommendations

- 2.1 Members are invited to:
- i. note the contents of the Report; and
 - ii. agree that officers pursue the site identified at the former Longman Landfill Site in Inverness as the Council's preferred location for its Materials Recovery Facility, in consultation with the Common Good Fund as landowners.

3 Background

- 3.1 At the EDI Committee on 17 May 2018, Members were advised of the legislative and financial challenges facing the Council with regards to the management of its waste.
- 3.2 In order to address these challenges, Members agreed to the following:
- i. the establishment of a Materials Recovery Facility (MRF) in the Inner Moray Firth area as the Council's preferred interim arrangement for meeting the requirements of the ban on landfilling Biodegradable Municipal Waste (BMW);
 - ii. the establishment of an in-house project team dedicated solely to delivering the project solution; and to support the back-filling of those posts;
 - iii. that further work was carried out to identify the Council's preferred long-term arrangements for the management of its waste for the next 30 years, in particular the viability of an Energy from Waste plant located in the Inner Moray Firth area; and
 - iv. the development of communications to explain to stakeholders the Council's medium and long term proposals for managing its waste, and the role that they can play in minimising their effect on the environment.
- 3.3 There has been significant progress in implementing the recommendations that were agreed. Most of the work carried out relates to:
- identifying the most appropriate site for a new waste facility;
 - preparing a detailed design of the facility in preparation for a planning application later this year;
 - carrying out preparatory site investigations, including topographical and habitat surveys; and
 - preparing a communications strategy.

4 Site Search

- 4.1 In order to identify the most appropriate site for any new facility, from both planning and logistical perspectives, a comprehensive search of potential locations within the Inner Moray Firth has been conducted (see **Appendix 1**).
- 4.2 This search has taken into account parameters such as:
- site size of 2 hectares (ha) minimum, which would provide flexibility for future expansion if required and/or for co-location of other waste management facilities, particularly where there is advantage in co-location – subject to future consideration of site suitability;
 - a strong preference for a site for which there is policy support for such use in the Development Plan;
 - proximity to waste arisings and proximity to transport hubs, therefore proximity to Inverness being a consideration;
 - ease of access to primary road network (Trunk and 'A' roads); and
 - separation from sensitive environmental receptors, particularly people at home.

- 4.3 Based on the analysis provided in the site search, a single frontrunner location has emerged – the former Longman Landfill site in Inverness. Within that broad site, the part allocated as IN13 within the Inner Moray Firth Local Development Plan (IMFLDP) carries the strongest policy support within the Development Plan as its allocation specifies waste management use and is the preferred location for such strategic facilities over other sites. Indeed, the Highland wide Local Development Plan policy indicates that if an application for the proposed facility is pursued on a site other than one of the preferred sites – that is to say (within the Inner Moray Firth area) other than at the former Longman Landfill site – then the applicant must submit a justification as to why none of those four sites is being pursued.
- 4.4 Planning considerations for the former Longman Landfill which will need to be addressed prior to development include (but would not be limited to):
- site contamination and ground conditions as a result of its former use as a landfill site;
 - flood risk considerations which will be assessed and addressed through the siting, design and layout of development;
 - the travellers' site at Stadium Road, being a sensitive receptors location from which separation of at least 250m to the proposed facility will need to be maintained;
 - landscape and visual considerations, the former Longman Landfill site being on an important approach to Inverness;
 - relationship to the environmental designations in the firth;
 - relationship to Transport Scotland's emerging proposals for the A9/A82 Longman Junction Improvement Scheme; and
 - relationship to the IMFLDP's wider proposals for the former Longman Landfill site and in the surrounding area.
- 4.5 The multi-disciplinary in-house team which is delivering this project on the Council's behalf has been working with SEPA and SNH to address issues relating to Waste Management, Site Contamination, Flooding and Habitat on the site.
- 4.6 It should also be noted that Transport Scotland's Longman Junction Improvement Scheme is in development. It is understood that the preferred scheme will not be known until 2019. If any site is pursued on the former Longman Landfill site for the proposed waste management facility, there will be a need for close and ongoing liaison with Transport Scotland and their consultants.
- 4.7 The proposed waste management facility is compatible with the former waste management use of the site, its status as a waste management licenced site and proposed uses in the IMFLDP.

5 Detailed design of the facility and site investigations

- 5.1 As has been referenced in Paragraph 4.4 above, addressing landscape and visual considerations will be key to contributing to the quality of the built environment in the Inverness area as the former Longman Landfill site is on an important approach to Inverness.
- 5.2 Our implementation team have been preparing a detailed external design of the facility. They will be submitting our initial design proposals to the Inverness Design Review Panel on 15 August 2018 to obtain timely, well-reasoned, constructive design advice that can be used in the run-up to submission of a planning application for the site,

which we aim to have ready for November 2018.

6 Communications Strategy

6.1 Since the last EDI Committee Meeting, the Council's Communications team have been developing a Communications Strategy which will make a significant contribution towards achieving our overall objectives of:

- developing a sustainable waste strategy;
- meeting the ban on landfilling of Biodegradable Municipal Waste on 1 January 2021;
- making the Highlands cleaner and more energy efficient;
- contributing to the reduction of pollution and plastics in our environment and beyond; and
- reducing waste and increase recycling

6.2 It is intended that the Communications Strategy will achieve this by raising awareness of the need to change behaviour - reduce waste and increase recycling - and building consensus for a sustainable waste strategy for the Highlands. The strategy is in line with the Council's Programme commitments "A place to live", "A place to learn" and "A welcoming place".

7. Implications

7.1 Resource – As outlined in the report to the EDI Committee on 17 May 2018, the following Financial Resources will be required to deliver the Council's preferred interim arrangements for managing its waste:

- the capital cost to design and build a Materials Recovery Facility, circa £6.5m (£6.695m has been identified in the Council's 2018/19 – 2022/23 capital programme for this purpose);
- to renew and/or replace the contracts for continuing to transport and handle the Council's residual waste until the Inner Moray Firth-located solution is ready. Current contracts will expire during 2019. The 2017/18 annual cost for these services is £6.34 million. There is an additional cost of £4.772 million to dispose of waste through internal arrangements at the Council's landfill sites at Seater in Caithness and Granish in Aviemore.
- there will be limited market capacity in the UK, and particularly in Scotland, for processing waste after the landfill ban is introduced in 2021. It is therefore anticipated that renewed/ replacement contracts will be more expensive in the short to medium term. Further justification regarding any increase in funding will be provided to the Depute Chief Executive & Director of Corporate Resources.

7.2 Legal - The Council's Waste Management services operate in a highly regulated environment. This regulatory regime covers the type of collection services that must be provided to households and businesses, the operation of our landfill sites, and how material can be processed. The most significant regulatory issue that the Council currently faces is the ban on landfilling our waste from 1 January 2021. This was introduced through the Waste Management (Scotland) Regulations 2012. The Council is developing a strategy to address this ban, and the recommendations in this report are aimed at providing short to medium term solutions.

- 7.3 Community (Equality, Poverty and Rural) – There are no known Equality, Poverty or Rural implications at this time.
- 7.4 Climate Change/ Carbon Clever -
- 7.4.1 One of the aims of the ban on landfilling Biodegradable Municipal Waste is to reduce emissions of greenhouse gases from landfill sites. The methane emitted from landfill sites is significantly more harmful than CO², although it is effectively controlled at the sites used by the Council.
- 7.4.2 The use of waste as a low carbon fuel in either 3rd party or our own facilities will reduce the Council's carbon footprint.
- 7.4.3 In the short to medium term this footprint will be affected by the increased transport required to effectively manage our waste; however, savings moving away from landfill to energy recovery will more than mitigate the effect of the additional transportation. Our footprint will be reduced in the longer term if an Energy from Waste facility is provided in the Inner Moray Firth.
- 7.4.4 These changes in our Carbon Footprint have not yet been evaluated. A full carbon footprint evaluation can be undertaken once the final location of the treatment facility is confirmed.
- 7.5 Risk
- 7.5.1 The Council's failure to develop a solution to the ban on landfilling Biodegradable Municipal Waste is a significant legal, financial and reputational risk to the Council. This is reflected in Community Services' current risk register.
- 7.5.2 There are also risks associated in the delivery of the project including:
- regulatory regimes (planning and licensing); and
 - changes to waste markets.
- 7.5.3 These will be mitigated using the Council's Risk Management Strategy.
- 7.6 Gaelic – there are no know Gaelic implications at this time.

Designation: Director of Community Resources

Date: 30 July 2018

Author: Andy Summers, Head of Environmental & Amenity Services

Background Papers: [Report](#) to EDI Committee on 17 May 2018
Appendix 1 - Site Search Report prepared by The Council's Planning and Environment Service
Appendix 2 - Location plan of preferred site for the Materials Recovery Facility at the former Longman Landfill Site

**A new strategic waste management facility for
Waste Transfer, Materials Recovery and Refuse
Derived Fuel preparation in the Inverness area**

Site Search Report

July 2018

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Background and Approach

The Council's Planning and Environment Service (within Development and Infrastructure) has undertaken a site search exercise for a new strategic waste management facility for Waste Transfer, Materials Recovery and Refuse Derived Fuel preparation in the Inverness area. The Council's corporate project to deliver this facility is a key component of its emergent strategy for more sustainable waste management in Highland and specifically for addressing the forthcoming ban on landfilling of Biodegradable Municipal Waste (BMW), which comes into force on 1 January 2021. This is the report of the site search exercise.

The Council's Environment, Development and Infrastructure Committee on 17 May 2018 agreed Option 2 within the report to that meeting as the Council's preferred interim arrangement for meeting the requirements of the ban on landfilling BMW:

“Option 2 – Construct a centralised Materials Recovery Facility (MRF) on a suitable site in the Inner Moray Firth area to recover recyclates, and produce Refuse Derived Fuel (RDF); supported by haulage of separated recyclates and sale of RDF to third party end-users in Scotland and possibly North East England. This option will also require interim contracts to be established (for haulage of waste and waste processing capacity) with third parties until the MRF has been developed.”

A basic requirement of the facility is for it to serve as a Waste Transfer Station (WTS) for around 32,000 tonnes per annum (tpa) from the Inverness area; however, the above-mentioned decision is for the facility to also serve as a Materials Recovery Facility (MRF) i.e. include activities to separate waste and bulk up each waste stream, and as a Refuse Derived Fuel (RDF) facility to create fuel bales, taking the facility to around 83,000 tpa from the Highland area. The facility will be key to aligning Highland with the 'waste hierarchy'. Adoption of measures in accordance with the waste hierarchy involves making decisions and choices about how waste is prevented, re-used, recycled, recovered or disposed. Scottish Government's "Guidance on applying the waste hierarchy" (November 2017) provides more information.

The approach taken to the site search exercise was to:

1. identify a long-list of potential sites;
2. carry out a high-level consideration of the long list sites against a number of criteria, thereby discounting some sites to leave a short list;
3. provide some further analysis of and commentary on the short list sites;
4. conclude by identifying, if possible, one or more front-runner sites.

It was not the purpose of the exercise to explore every conceivable site or undertake a full site assessment – it was to consider clear candidate sites, noting that more detailed assessment would be subsequently undertaken for one site, or if necessary for more than one site.

Description of Development and Key Site Requirements

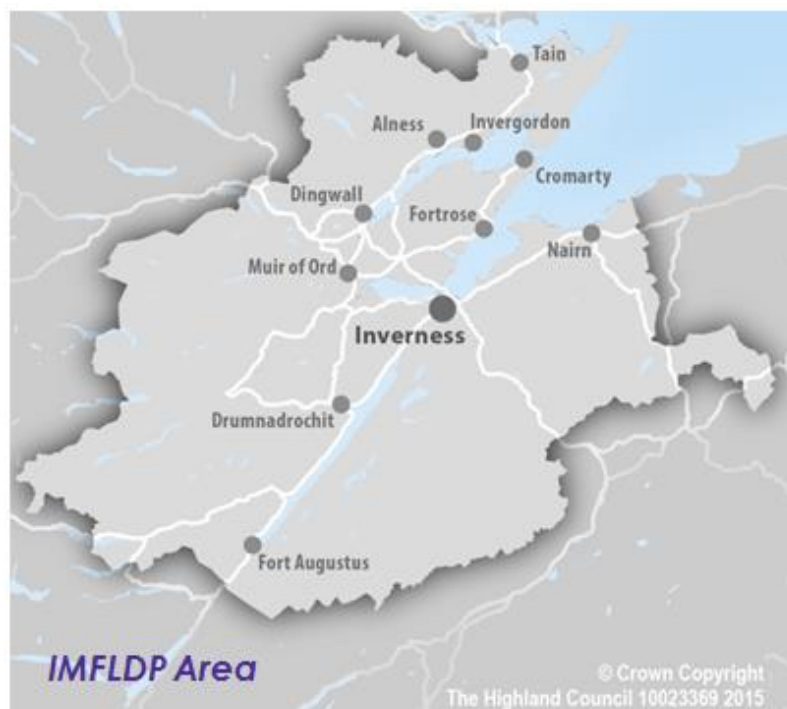
The facility is expected to comprise a large building on the site which vehicles would enter/exit, in which processes would be undertaken to separate, sort and bale waste using hand-picking lines and machinery. Facilities would include access roads, weighbridges and an office and welfare facility.

Key location and site requirements for the facility may be summarised as:

- site size of 2 hectares (ha) minimum, which would provide some flexibility for future expansion if required and/or for co-location of other waste management facilities, particularly where there is advantage in co-location – subject to future consideration of site suitability;
- a strong preference for a site for which there is policy support for such use in the Development Plan;
- proximity to source of the waste and proximity to transport hubs, therefore proximity to Inverness being a consideration;
- ease of access to primary road network (Trunk and 'A' roads);
- separation from sensitive environmental receptors, particularly people at home.

Area of Search

In view of the case for the facility to be located at or near Inverness, but also in recognition of the need to not overly constrain the site search exercise, the Area of Search was identified as the area covered by the Inner Moray Firth Local Development Plan (IMFLDP) (2015) – as shown on the map below.



Development Plan Context

The Highland-wide Local Development Plan (HwLDP) (2012) sets out the general planning policies for the Highland Council area, whilst the Inner Moray Firth Local Development Plan (IMFLDP) (2015) provides the up-to-date site allocation information within the Area of Search.

The Vision for Highland set out in the HwLDP (2012) includes specific reference to safeguarding our environment by leading the way in the delivery of sustainable waste management set out in the Council's waste strategy and those brought forward by the private sector.

Key policies of the HwLDP (2012) include:

Policy 70 Waste Management Facilities: Sets out that the Council will support waste management facility proposals at four preferred sites identified in the Plan. (Of those four, one – the former Longman landfill site at Inverness – is within the Inner Moray Firth area.) Policy 70 goes on to say that proposals for waste management facilities will also be acceptable where they are located on existing or allocated industrial land, specifically Class 5: General Industrial and Class 6 Storage or Distribution, provided they meet the following criteria against which they will be assessed:

- conformity with the Plan's Spatial Strategy in terms of the origin of existing and future waste generation;
- conformity with other waste policies - the Zero Waste Plan (including the National Need and Capacity information), Scottish Planning Policy, Planning Advice Note 63: Waste Management Planning and, where relevant, the Council's Municipal Waste Strategy;
- minimisation of transport of waste from its source;
- suitability of the local road network and of the site access to accommodate the nature and volume of traffic likely to be generated by the proposed development;
- public health or safety impacts;
- compatibility with surrounding existing and allocated land uses; and
- whether the applicant has submitted:
 - sufficient information with the application to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring;
 - a design statement in support of the application, where the development would have more than a local landscape and visual impact;
 - land restoration, after care and after-use details (including the submission of bonds);
 - a justification, if applicable, as to why the sites/areas outlined above have not been pursued.

Policy 70 therefore provides, in effect, a guide to site selection that is specific to waste management facilities – in addition to which a number of other, general policies of the Plan would need to be considered.

Policy 71 Safeguarding of Waste Management Sites: Sets out that existing, former and allocated strategic waste management sites shall be safeguarded from alternative development, except where demonstrated to be surplus or no longer suitable to meet future requirements, or where they have been allocated in the development plan for redevelopment.

Policy 71 therefore helps to maintain a range of sites that might be able to accommodate waste management operations going forward (although they are not limited to such sites).

Long List Sites

Types of Site included in the Long List

Given the context provided by HwLDP policies 70 and 71 (which are in line with Scottish Planning Policy paragraphs 186 and 184 respectively), a Long List was drawn up comprising the following:

- sites allocated in the IMFLDP for industrial use including specifically for waste management use (i.e. the former Longman Landfill site at Inverness);
- sites allocated in the IMFLDP for industrial use;
- sites allocated in the IMFLDP for mixed use where it includes industrial use;
- sites in the IMFLDP area that were listed in the Scottish Environment Protection Agency's "Waste sites and capacity report for Scotland 2015"¹;
- sites in the IMFLDP area that are listed in the Scottish Vacant & Derelict Land Survey 2016;
- sites in the IMFLDP area that are listed in The Highland Council's Minerals Sites Audit.

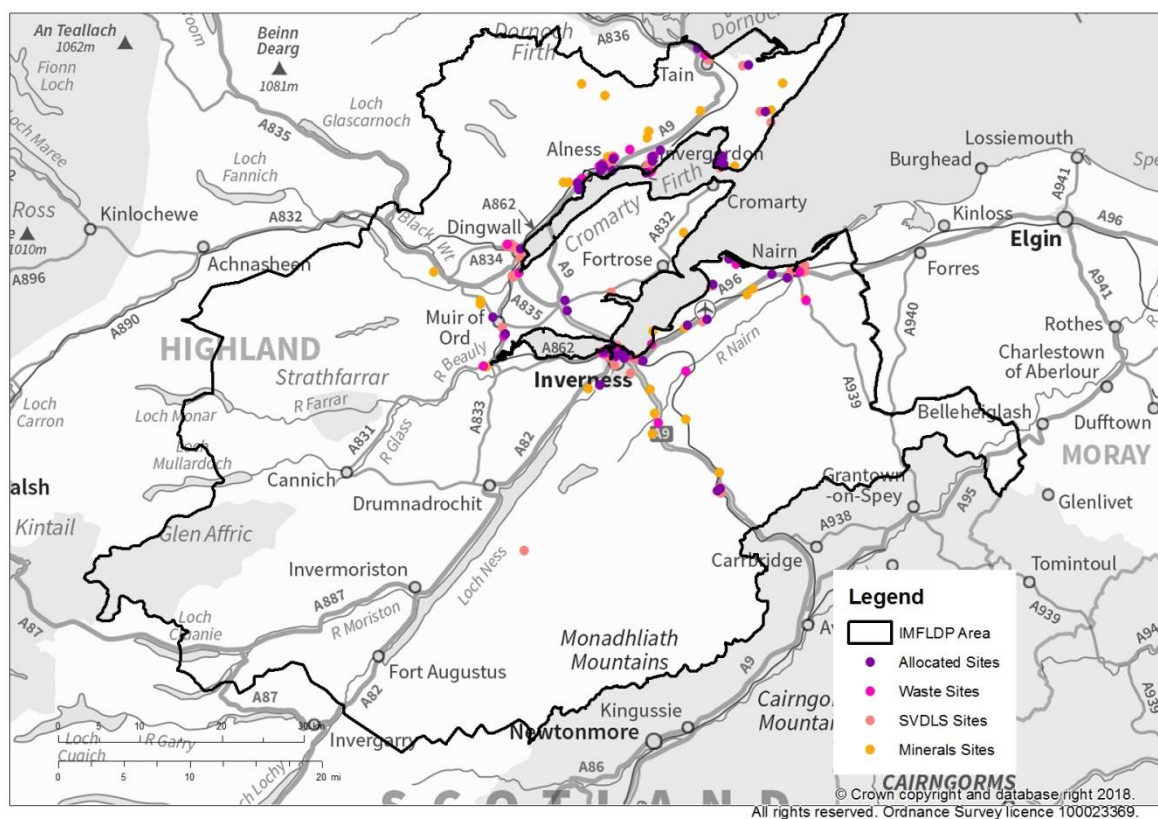
The resultant Long List comprises 170 site records; Appendix 1 lists the sites and they are shown on the map below. The table below indicates how many records are from each of the four overall 'site type' sources. It should be noted that in a few cases a site is identified as more than one site type e.g. a site allocated for industrial use in the IMFLDP which is also features on the SVDLS. Therefore the number of unique sites will be slightly lower than the total of 170 sites indicated.

It should be noted that all sites of the types listed, from the relevant source, were included within the Long List – no initial filtering was undertaken to remove sites e.g. to remove any sites unlikely to be suitable or available based on basic information about the sites.

¹ Contains SEPA data © Scottish Environment Protection Agency and database right 2015.

THE LONG LIST

Site Type	Number of Sites
Allocated Sites	38
Waste Sites	40
SVDLS Sites	64
Minerals Sites	28
Total	170



Criteria for Discounting of Long List Sites

(A) Likely less than 2ha

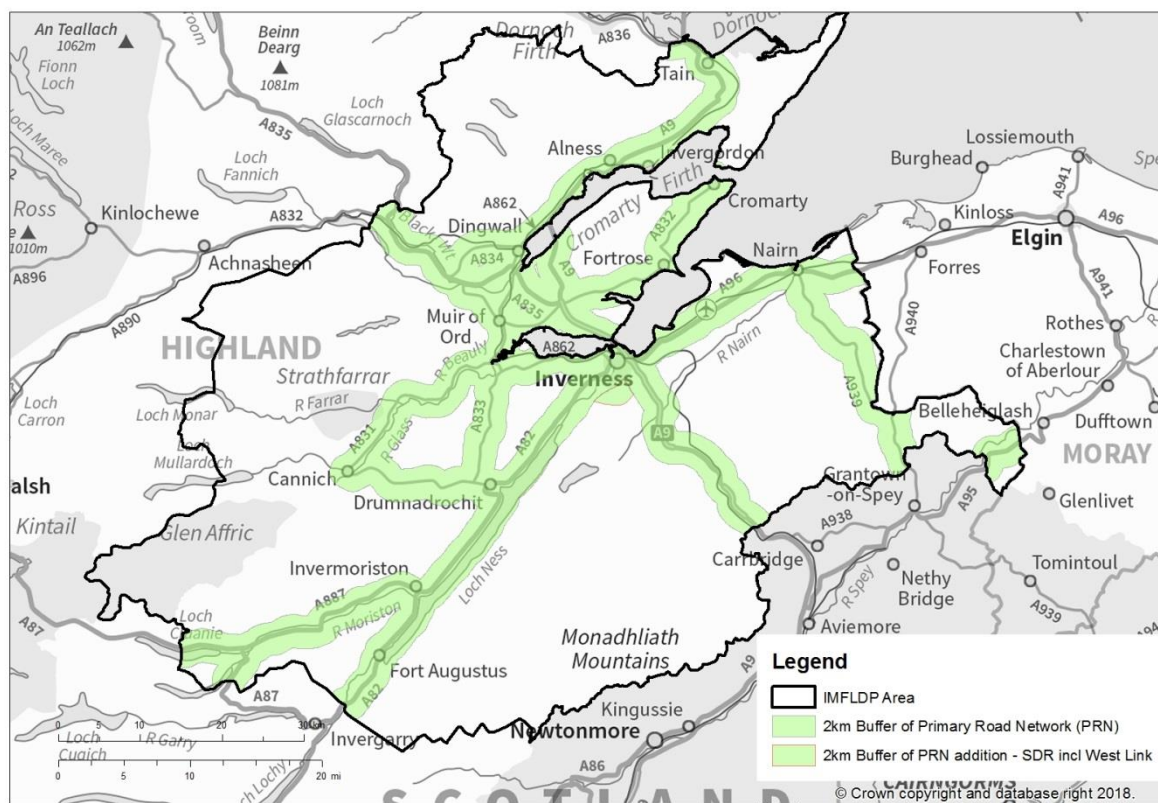
All sites of type(s) listed above were included in the Long List, irrespective of site size. Therefore the data for each site record was checked. Regard was had to site area and/or site boundary where available, combined with viewing Ordnance Survey mapping and Aerial Photography on the Council's Geographic Information System (GIS) where necessary.

- Sites judged likely to be less than the required 2ha site area were discounted.

(B) More than 2km from PRN

Even if onward transfer of sorted and baled waste from the proposed facility may possibly in the future involve use of rail or ship, incoming waste is expected to arrive at the facility from locations around Highland by road and it is likely that at least some of the outgoing waste would be transported by road. Therefore proximity to the Primary Road Network (PRN – comprising Trunk and ‘A’ roads) is important. The PRN comprises a high standard of roads generally suited to taking this vehicular traffic and, whilst waste collection and transfer inevitably involves use of local roads, locating this facility on or close to the PRN will help minimise the mileage undertaken on the local road network. This helps to minimise transport costs and local environmental and amenity impacts. The PRN was therefore buffered to 2km using the Council’s GIS (including an adjustment of the Council’s existing GIS feature to include the Inverness Southern Distributor Road (SDR) including the recently opened West Link). This is shown on the map below. Following the initial geoprocessing (intersection of Long List sites with 2km buffering of PRN), points were checked with any knowledge of likely or actual site boundaries and initial results adjusted where appropriate. Given the nature of the buffer in GIS, it was necessary to check and if necessary adjust the results, where it was clear that certain areas of land were shown as being within 2km of the PRN but where there is no direct land connection to the relevant part of the PRN (e.g. the A82 lies on the north-west side of Loch Ness; there is land on the south-west side of the Loch shown as being within 2km of the A82 but clearly there is no opportunity for a direct road connection to be made). Whilst this discounting criterion is crude (it does not look at existing and potential access routes off the PRN), it did enable discounting of sites that were identified as lying, in practical terms, *at least* 2km from the PRN.

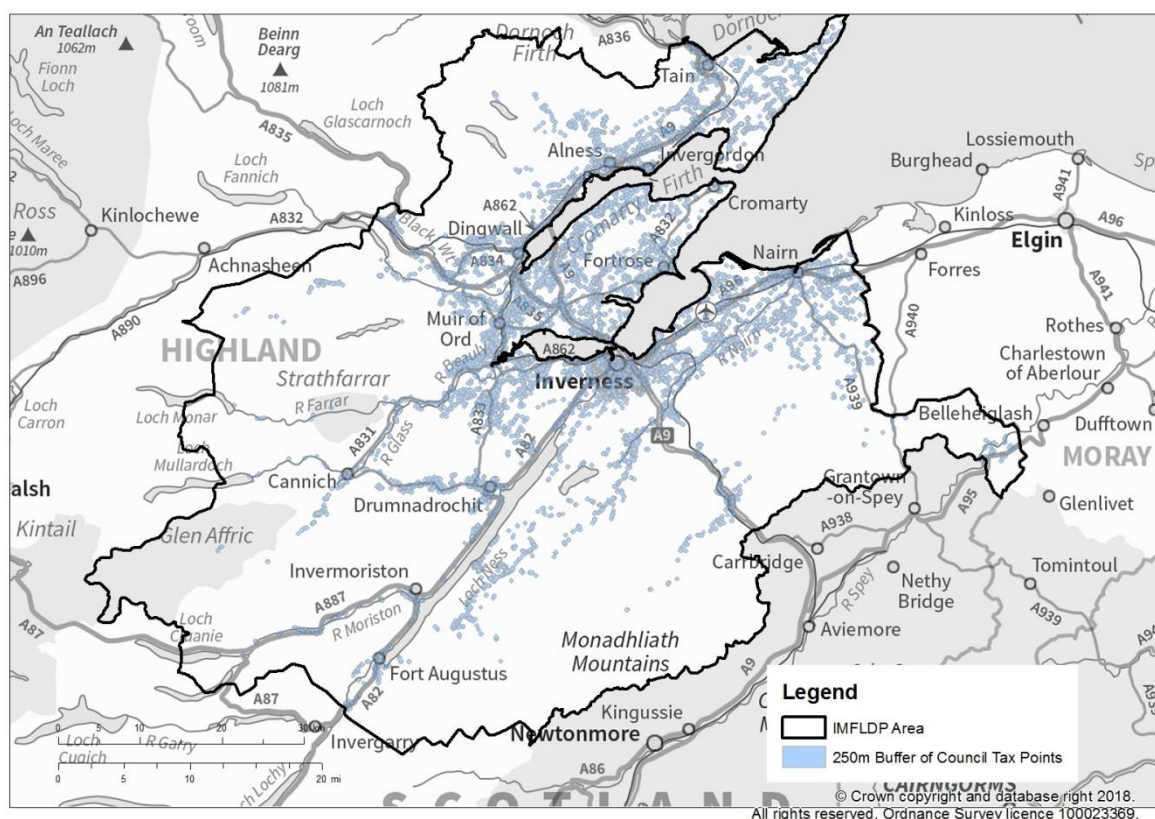
- Sites judged to be more than 2km from the PRN were discounted.



(C) Within 250m of Council Tax points

For waste management facilities such as that proposed, Scottish Planning Policy (2014) paragraph 217 and the ODPM research study document “Planning for Waste Management Facilities” contain a guideline minimum 250 metres separation distance from sensitive receptor locations (including people’s homes). Subject to location-specific consideration of the impacts of particular proposals, this may help to mitigate potential impacts. Whilst it should be noted that the 250 metre minimum separation distance from sensitive receptors is a guideline (location-specific consideration may determine a greater or lesser separation and possibly the addition of other mitigation measures as appropriate), it does provide a useful benchmark criteria for site selection and initial analysis, bearing in mind the potential local environmental effects of the facility such as noise and odour. (Note that it may be expected that landscape and visual considerations will extend across a wider area.) All Council Tax points² were buffered to 250m using the Council’s GIS. See map below. However, where scrutiny of the map highlighted a single property as being impacted, where necessary the information for the location was scrutinised and if the property was of a type not requiring application of the safeguard then the buffer of that property was not used for discounting e.g. if the property was a weighbridge caravan.

- Sites judged to be within 250m of Council Tax points (including sites partly within 250m of Council Tax points where it was judged that the land outwith did not include a unit of at least 2ha site area) were discounted.

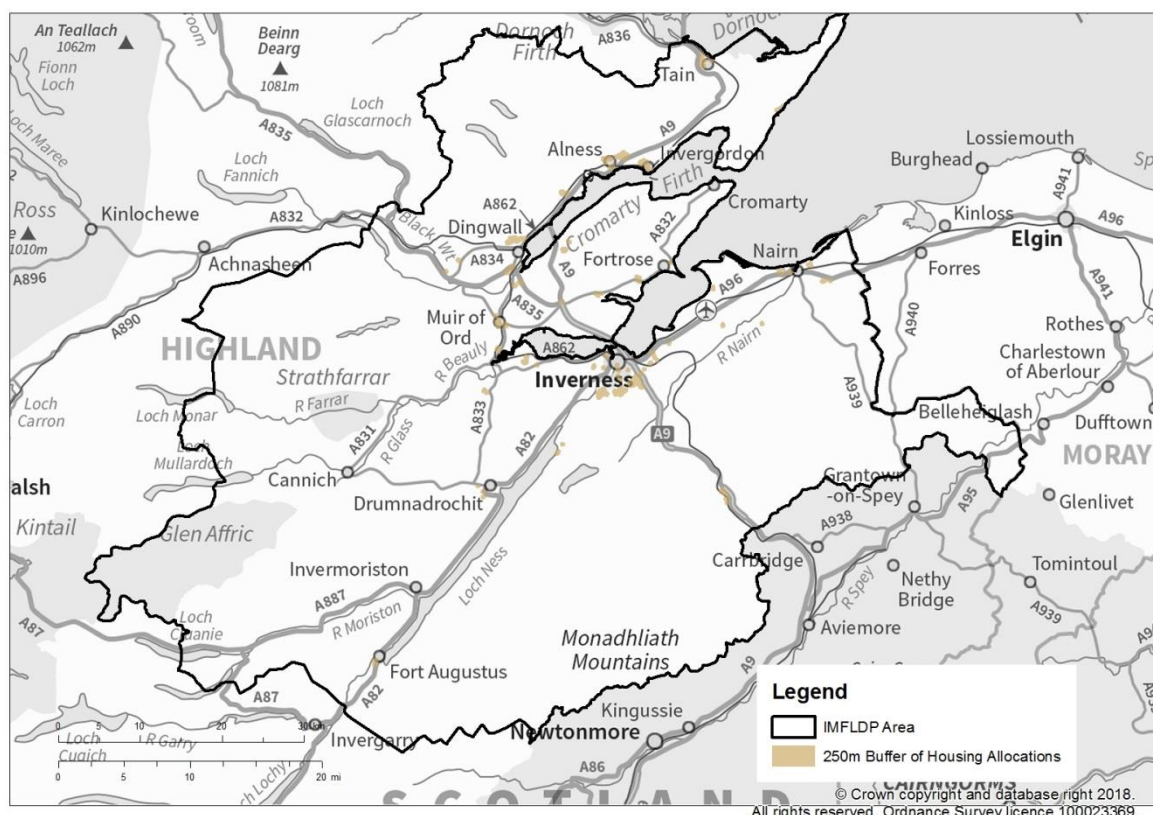


² Council Tax 2017 data.

(D) Within 250m of Housing Allocations

In line with criterion C, all sites allocated for housing use in the IMFLDP were buffered to 250m using the Council's GIS. See map below. However, sites allocated for mixed use including housing use were not buffered for the purposes of this exercise, on the basis that masterplanning of the mix of uses within such sites could possibly enable conflicts to be avoided.

- Sites judged to be within 250m of Housing Allocations (including sites partly within 250m of Housing Allocations where it was judged that the land outwith did not include a unit of at least 2ha site area) were discounted.



(E) Allocated for specific industrial sector (non-waste)

Whilst sites allocated for industrial use in the IMFLDP were included in the Long List, a few of those sites are allocated to accommodate a very specific, non-waste industrial sector/user. For example, there are sites adjacent certain distilleries that are allocated specifically for the expansion of those distilleries. Such sites are therefore regarded as unavailable to accommodate a strategic waste management facility. (Note that a separate issue is that even if the land were no longer required for that non-waste sector/user, a waste management use may not be regarded as compatible with neighbouring uses (e.g. distillery)).

- Sites allocated for a specific, non-waste industrial sector were discounted.

(F) Mixed Use Allocation includes allocation for Housing

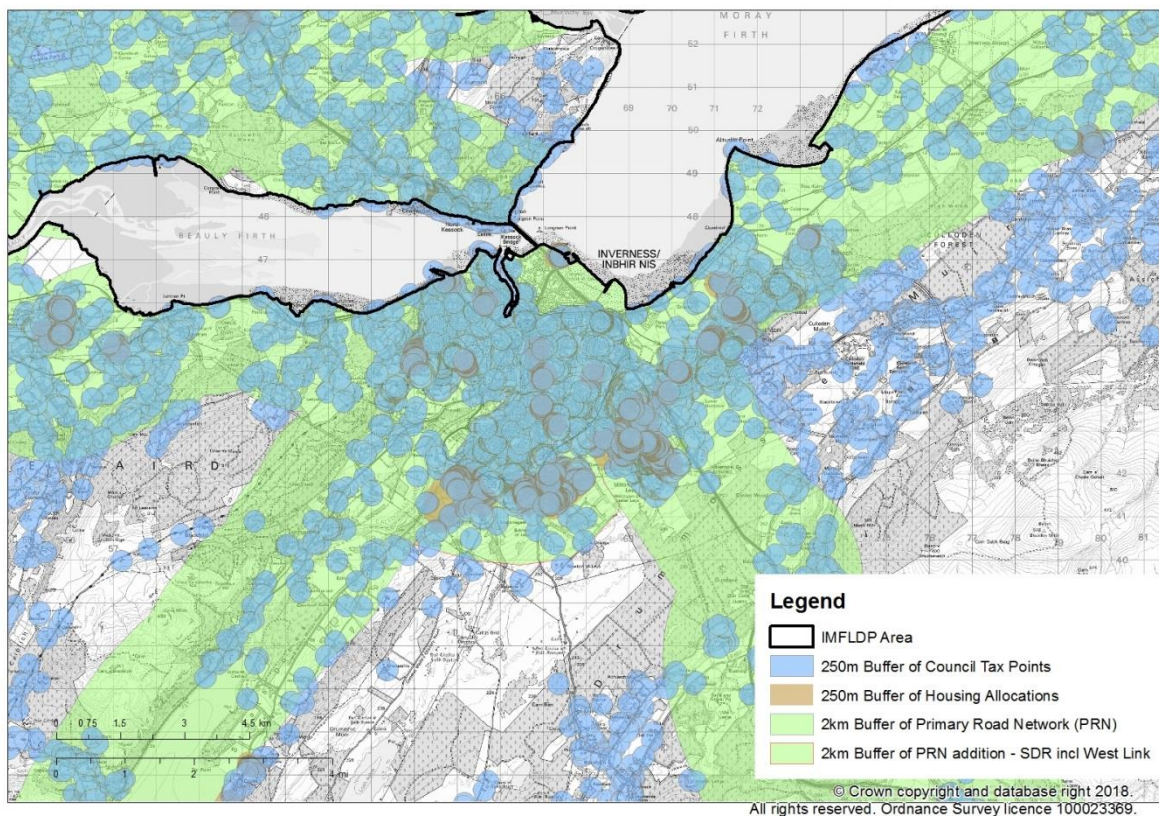
Whilst sites allocated in the IMFLDP for mixed use where it includes industrial use, were included in the Long List, some of those site allocations also include housing use.

Masterplanning of the sites can accommodate the mix of uses satisfactorily; however, it was considered that this proposed waste management facility specifically would likely place a significant constraint on delivery of the planned mix of uses, given the separation that would be sought between the waste facility and houses.

- Sites allocated for mixed use that includes housing use were discounted.

Illustration of effect of criteria

The map below illustrates by way of example the effect of discounting criteria B, C and D being applied to the Ordnance Survey map of Inverness. In this example looking at those criteria alone, areas that are blue and/or brown or are white are discounted.



Results

Appendix 2 contains the detailed results of the discounting of the Long List sites. The table below summarises the outcome. Of 170 site records on the Long List, 136 were discounted.

Discounting from the Long List:

Number of sites discounted, by site type and discounting criterion

	(A)	(B)	(C)	(D)	(E)	(F)	TOTALS
	Likely less than 2ha	More than 2km from PRN	Within 250m of Council Tax points	Within 250m of Housing Allocations	Allocated for specific industrial sector (non-waste)	Mixed Use Allocation includes allocation for Housing	
Allocated Sites	0	9	13	2	9	5	29
Waste Sites	33	3	20	4	-	-	37
SVDLS Sites	49	10	53	16	-	-	59
Minerals Sites	2	6	5	1	-	-	11
TOTALS	84	28	91	23	9	5	136

The table highlights the following for the Long List sites:

- Criterion (A) – The Allocated Sites have a site area of 2ha or more, whilst the Minerals Sites typically have a site area of 2ha or more, whereas the Waste Sites and the SVDLS Sites typically have a site area of less than 2ha.
- Criterion (B) – Generally the Allocated Sites, the Waste Sites and the SVDLS Sites are within 2km of the PRN, whereas only around half of the Minerals Sites are; that a significant proportion of the Minerals Sites are relatively remote from the PRN is unsurprising given that they require to be where there is workable minerals resource present.
- Criterion (C) – In the case of the Allocated Sites, the Waste Sites and the Minerals Sites, around a half of the sites in each case are within 250m of people's homes.
- Criterion (D) – Typically the Long List sites are more than 250m from housing allocations.
- Criterion (E) – Only applies to Allocated Sites – around a third of which are allocated for specific, non-waste industrial sector/user.
- Criterion (F) – Only applies to Allocated Sites – around a sixth of which are mixed use allocations including allocation for housing.

Meeting one (any) of the six discounting criteria was sufficient for the site to be discounted for this exercise i.e. to be excluded from the Short List. Further analysis in the table below shows that 58 of the 136 site records excluded were each discounted on one criterion, whilst 78 site records excluded were each discounted on at least two criteria. None of the sites were discounted solely on criterion (D).

Discounting from the Long List:

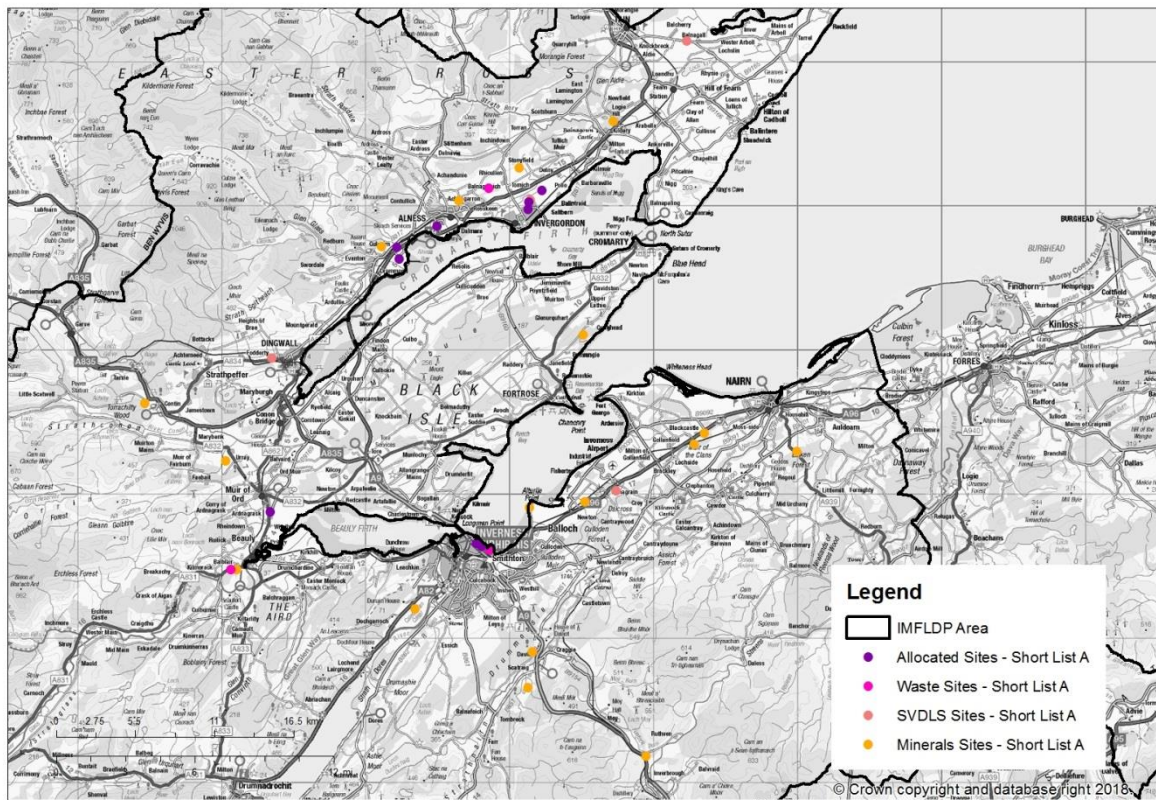
Number of sites, by site type and number of discounting criteria met

Site Type	Number of discounting criteria met					Totals
	0 (i.e. not discounted)	1	2	3	4	
Allocated Sites	9	22	5	2	0	38
Waste Sites	3	18	15	4	0	40
SVDLS Sites	5	10	32	14	3	64
Minerals Sites	17	8	3	0	0	28
TOTALS	34	58	55	20	3	170

The map below and Appendix 3 identify the resultant 34 Short List sites alone. The following table summarises the outcome.

THE SHORT LIST





Site Type	Number of Sites
Allocated Sites	9
Waste Sites	3
SVDLS Sites	5
Minerals Sites	17
Total	34



Commentary

Analysis of Short List

The Short List comprises 34 site records. More than a quarter of those are Allocated Sites, whilst a half are Minerals Sites, with the remainder comprising SVDLS Sites and Waste Sites. Whilst they are all within 2km of the PRN, they are fairly dispersed across the Inner Moray Firth area. Given that proximity to Inverness would bring with it advantages in terms of proximity to source of the waste and proximity to transport hubs, using GoogleMaps the Short List sites were analysed for travelling distances by road and each placed into one of the following categories:

	within Inverness Settlement Development Area (SDA) (as defined in the IMFLDP);
	outwith Inverness (SDA), less than 10km (via PRN) from Inverness City Centre (ICC);
	outwith Inverness (SDA), 10-30km (via PRN) from ICC;
	outwith Inverness (SDA), over 30km (via PRN) from ICC.

The results of that analysis are shown in Appendix 3. It may be noted that:

- just 4 of the Short List site records are within Inverness (SDA) and they all relate to the former Longman Landfill site – two site allocations within the IMFLDP, of which one (IN13) specifies allocation for waste management use, a waste site and a SVDLS site;
- just 2 of the Short List site records outwith Inverness (SDA) are less than 10km (via PRN) from Inverness City Centre, each being a Minerals Site that is shown in the Minerals Audit as active.

Further considerations

A number of general observations may be made about the different site types.

- Allocated Sites – As Local Development Plan allocations they carry policy support and have been subject to Strategic Environmental Assessment during preparation of the IMFLDP, which contains mitigation in the form of allocation boundaries and developer requirements. Generally these will be good candidates to accommodate waste management facilities, although there would still be a need to consider the relationship of the proposal to existing and planned uses within and near the site.
- Waste Sites – Whilst included in the exercise on the premise that their status as such sites type may point to their potential for re-use for the proposed waste management facility or the potential to co-locate that facility with one of those sites, not all such sites will be suitable for that. For example, a site may continue to be required for an existing and operational waste management activity, or not be large enough to enable co-location of the proposal, or because an existing activity though waste management is very different from the proposed facility and the site may be deemed not suitable.

- SVDL Sites – These may bring particular challenges, such as the need to address contamination and remediation requirements, although there can therefore be benefits of enabling development that can deliver these site-level environmental improvements.
- Minerals Sites – In some cases these sites may lend themselves to accommodating waste management facilities: they are (or have been) active industrial sites with transport requirements and managed impacts such as noise. However, if they are active minerals sites then they may not be able to accommodate a waste management facility alongside that. Furthermore it is important not to prejudice the ability to extract important minerals resources from the site, be it as part of current operations or in the future.

This site search exercise has not entirely ruled out any of the Long List sites for accommodating future waste management facilities. Any site coming forward for consideration (whether on the Long List or not) would require more detailed analysis of planning constraints in respect of the particular proposal. For example, this could include proximity to types of sensitive receptor not covered in the site search exercise – such as separation from homes permitted (outwith the IMFLDP housing allocations) but not yet built, and separation from schools (this latter consideration was checked in respect of the Long List sites but would not have resulted in any sites being discounted that were not already discounted using criteria (A)-(F)). It could also include a check against natural, built and cultural heritage features, including designated sites.

Conclusions

Based on the analysis provided in this report, a single frontrunner location has emerged – the former Longman Landfill site in Inverness. That status as frontrunner is enhanced when consideration is given to the fact that it is owned by the Council as part of the Common Good. Within that broad site, the part allocated as IN13 within the IMFLDP carries the strongest policy support within the Development Plan as its allocation specifies waste management use and is the preferred location for such strategic facilities over other sites. Indeed, the HwLDP policy indicates that if an application for the proposed facility is pursued on a site other than one of the four preferred sites – that is to say (within the Inner Moray Firth area) other than at the former Longman Landfill site – then the applicant must submit a justification as to why none of those four sites is being pursued.

The former Longman Landfill site is not a site without planning issues which, for example, would include (but would not be limited to):

- site contamination and ground conditions as a result of its former use as a landfill site;
- flood risk considerations which would need to be assessed and addressed through the siting, design and layout of development;
- the Travellers Site at Stadium Road, being a sensitive receptors location from which separation of at least 250m to the proposed facility would need to be maintained;
- landscape and visual considerations, the former Longman Landfill site being on an important approach to Inverness;
- relationship to the environmental designations in the firth;

- relationship to Transport Scotland's emerging proposals for the A9/A82 Longman Junction Improvement Scheme;
- relationship to the IMFLDP's wider proposals for the former Longman Landfill site and in the surrounding area.

Pre-application advice assists in identifying likely issues and assessments required in such circumstances.

It may be noted that Transport Scotland's Longman Junction Improvement Scheme is in development, aiming for grade separation. It is understood that the preferred scheme will not be known until 2019. If any site is pursued on the former Longman Landfill site for the proposed waste management facility, there will be need for close and ongoing liaison with Transport Scotland and their consultants Jacobs.

The proposed waste management facility would essentially be compatible with the former waste management use of the site, its status as a waste management licenced site and proposed uses in the IMFLDP.

In view of these conclusions, this site search exercise has been concluded at this point. If for any reason the frontrunner site – the former Longman Landfill site – is not pursued for the proposed waste management facility or for any reason it does not proceed and another site needs to be identified, this site search exercise can form the basis for further consideration of potential sites and further assessment undertaken if required.

APPENDIX 1: LONG LIST

NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
1	Allocated Sites	AL16	Caplich Quarry	Industry	Alness	
2	Allocated Sites	AL17	Alness Industrial Estate	Industry	Alness	
3	Allocated Sites	AL18	South of Dal nan Rocas	Industry	Alness	S of Business Park
4	Allocated Sites	AL19	Dalmore Distillery	Industry	Alness	
5	Allocated Sites	AL20	Teaninich Distillery	Industry	Alness	
6	Allocated Sites	AR8	Nairn Road Industrial Estate Expansion	Industry	Ardersier	
7	Allocated Sites	DW7	Dingwall Riverside (North)	Mixed Use	Dingwall	
8	Allocated Sites	EV6	Highland Deephaven	Industry	Evanton	Evanton Deephaven
9	Allocated Sites	EV7	Evanton Industrial Estate	Industry	Evanton	Evanton (N)
10	Allocated Sites	FD1	Fendom	Industry	Fendom	
11	Allocated Sites	FE1	Fearn Drome Industrial Estate	Business	Fearn Aerodrome	
12	Allocated Sites	IG10	Cromarty Firth Industrial Park	Industry	Invergordon	
13	Allocated Sites	IG11	Invergordon Harbour Area	Industry	Invergordon	
14	Allocated Sites	IG12	Delny	Industry	Invergordon	
15	Allocated Sites	IG9	Inverbreakie Industrial Estate	Industry	Invergordon	

NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
16	Allocated Sites	IN12	Harbour Road	Industry	Inverness City	City Centre and Longman Urban District
17	Allocated Sites	IN13	Former Longman Landfill	Industry	Inverness City	City Centre and Longman Urban District
18	Allocated Sites	IN24	Torvean & Ness-side (Southern part)	Mixed Use	Inverness City	River to A9 Urban District
19	Allocated Sites	IN34	Carse Industrial Estate	Industry	Inverness City	
20	Allocated Sites	IN4	Land at Inverness College	Mixed Use	Inverness City	City Centre and Longman Urban District
21	Allocated Sites	IN8	Former Longman Landfill	Mixed Use	Inverness City	City Centre and Longman Urban District
22	Allocated Sites	IN83	Ashton Farm and Adjoining Land	Mixed Use	Inverness City	
23	Allocated Sites	IN9	Land to South and East of Inverness Harbour Marina	Mixed Use	Inverness City	City Centre and Longman Urban District
24	Allocated Sites	MH1	Morayhill	Industry	Morayhill	
25	Allocated Sites	MO6	Muir of Ord Industrial Estate Expansion	Industry	Muir of Ord	
26	Allocated Sites	MO7	Glen Ord Distillery	Industry	Muir of Ord	
27	Allocated Sites	NA11	Sawmill expansion	Industry	Nairn	
28	Allocated Sites	NA6	Delnies	Mixed Use	Nairn	
29	Allocated Sites	NG1	Nigg Yard	Industry	Nigg	
30	Allocated Sites	NG1	Nigg Yard	Industry	Nigg	
31	Allocated Sites	NG1	Nigg Yard	Industry	Nigg	
32	Allocated Sites	TG1	Tornagrain	Mixed Use	Tornagrain	

The Highland Council			July 2018	Site Search Report		
NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
33	Allocated Sites	TM12	Land south of former Little Chef	Industry	Tomatin	
34	Allocated Sites	TM13	Tomatin Distillery	Industry	Tomatin	
35	Allocated Sites	TN8	Glenmorangie	Industry	Tain	
36	Allocated Sites	TR2	Tore North	Mixed Use	Tore	
37	Allocated Sites	TR4	North of the Grain Mill	Industry	Tore	
38	Allocated Sites	WH1	Whiteness	Industry	Whiteness	
39	Waste Sites	PPC/A/1016691	Sureclean, 10 River Drive, Alness	Operational	Sureclean Limited	Operational
40	Waste Sites	PPC/A/1016853	MSIS, Admiralty Base, Shore Road, Invergordon	Operational	M S Industrial Services Ltd	Operational
41	Waste Sites	WML/L/1018845	ILM Highland, Teaninich Ind Est, Alness	Operational	ILM Highland	Operational
42	Waste Sites	WML/L/1058351	WM Munro T.S. Cromwell Road, Inverness	Operational	William Munro Construction (Highland) Ltd	Operational
43	Waste Sites	WML/L/1088157	Johnston Recycling, 3 Burnett Road, Inverness	Operational	Johnston Metals Highland Limited	Operational
44	Waste Sites	WML/L/1096770	Shore Energy Resource Reclamation Facility, Longman Drive, Inverness	Not operational	Shore Energy (Inverness) Limited	Not operational
45	Waste Sites	WML/L/1108740	Unit 4c, River Drive, Teananich Industrial Estate, Alness	Operational	Northern Recycling Solutions Ltd	Operational
46	Waste Sites	WML/L/1108746	DFL Recycling Facility, Lairgandour Farm, Daviot	Closed	Daviot Farms Ltd	Closed
47	Waste Sites	WML/L/1112123	Lotland Street Depot, TEC Services, Inverness	Operational	The Highland Council	Operational
48	Waste Sites	WML/N/0050003	HC Stoneyfield LFS, Newmore, Invergordon	Closed	Highland Council	Closed

NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
49	Waste Sites	WML/N/0050036	HC closed Longman Landfill Site, Inverness	Operational	Highland Council	Operational
50	Waste Sites	WML/N/0050041	R Finnie Skip Hire, 32 Longman Dr, Inverness	Operational	R Finnie Skip Hire	Operational
51	Waste Sites	WML/N/0050053	Ross Car Sales, Culloden Moor, Inverness	Not operational	Ross Car Sales	Not operational
52	Waste Sites	WML/N/0050062	Cannon Hygiene TS, Carsegate Road, Inverness	Operational	Cannon Hygiene Ltd	Operational
53	Waste Sites	WML/N/0050063	Highland Clearance, Metal RC , Muir of Ord	Operational	Highland Clearance Ltd	Operational
54	Waste Sites	WML/N/0050074	Inverness WWTP, Allanfearn, Inverness	Operational	Caledonian Water Ltd	Operational
55	Waste Sites	WML/N/0050075	HC Alness RC,CAS, UNITS 5A & 7, Alness	Operational	Highland Council	Operational
56	Waste Sites	WML/N/0050090	Pat Munro TS, Caplich Quarry, Alness	Operational	Pat Munro (Aness) Ltd	Operational
57	Waste Sites	WML/N/0050092	PHS Ltd TS, 16A Balmakeith Ind. Est., Nairn	Operational	Personnel Hygiene Services Ltd	Operational
58	Waste Sites	WML/N/0050108	Caplich Quarry closed LFS, Alness	Closed	Pat Munro (Aness) Ltd	Closed
59	Waste Sites	WML/N/0050109	Shanks Northern Ltd TS, Evanton Ind Est	Operational	Biffa Waste Services Limited	Operational
60	Waste Sites	WML/N/0050110	John Lawrie (Aberdeen) Ltd, Metal RC, Evanton	Operational	John Lawrie Ltd	Operational
61	Waste Sites	WML/N/0050113	William Munro Construction Ltd, TS, Evanton	Closed	William Munro Construction (Highland) Ltd	Closed
62	Waste Sites	WML/N/0050381	32 Longman Drive, Inverness	Closed	R Finnie Skip Hire	Closed
63	Waste Sites	WML/N/0050382	HC Tain CA site, Blarlath Industrial Estate, Tain	Operational	Highland Council	Operational
64	Waste Sites	WML/N/0050390	Highland Waste Services TS, Invergordon	Operational	Highland Waste Services Ltd	Operational

NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
65	Waste Sites	WML/N/0220012	Conon Bridge WwTP, Corntown, Conon Bridge	Not operational	Scottish Water Contracting	Not operational
66	Waste Sites	WML/N/0220023	Stoneyhill WTS, Henderson Drive, Inverness	Operational	SITA Uk	Operational
67	Waste Sites	WML/N/0220024	Inverness Area Office & Depot TS, Longman North, Inverness	Operational	Scottish Water Contracting	Operational
68	Waste Sites	WML/N/0220025	Pat Munro, TS, Lotland St, Inverness	Operational	Pat Munro (Alness) Ltd	Operational
69	Waste Sites	WML/N/0220112	Highland Car Crushers, ELV & MRF, Inverness	Not operational	Highland Car Crushers Ltd	Not operational
70	Waste Sites	WML/N/0220127	Alness Autobreakers, MRF, Unit 22/23, Evanton Ind Est, Evanton	Closed	Alness Autobreakers	Closed
71	Waste Sites	WML/N/0220187	HC RC, Henderson Drive, Inverness	Operational	Highland Council	Operational
72	Waste Sites	WML/N/0220203	HC Dingwall RC, 6C Strathview, Dingwall	Operational	Highland Council	Operational
73	Waste Sites	WML/N/0220206	HC Nairn RC, Park Quarry, Nairn	Operational	Highland Council	Operational
74	Waste Sites	WML/N/0220207	Fridge/Freezer Store, TS, Invergordon	Operational	Highland Council	Operational
75	Waste Sites	WML/N/0220249	Wm Munro Construction, Composting ABP & TS, Evanton Ind Est, Evanton	Operational	William Munro Construction Ltd	Operational
76	Waste Sites	WML/N/0220281	Whiteness Head TS, The Carse, Ardersier	Closed	Whiteness Property Company Ltd	Closed
77	Waste Sites	WML/N/0220316	HQC Recycling, Longman Drive, Inverness	Operational	HRL Scrap & Waste Solutions Limited	Operational
78	Waste Sites	WML/L/1133968	Beauly Substation, Wester Balblair, Beauly, Inverness, IV40 7BQ	Operational	SSE Power Distribution Ltd	Operational
79	SVDLS Sites	I603 AL12	Opp Plot 1a	Alness Industrial Estate	Nil	Alness
80	SVDLS Sites	603 AL20	River Wynd	Alness Industrial Estate	Nil	Alness

The Highland Council			July 2018	Site Search Report		
NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
81	SVDLS Sites	ALN_2013_1	Alness, Kendal Crescent	Kendal Crescent	Nil	Alness
82	SVDLS Sites	I603 AL5	Teaninich Distillery	Alness Industrial Estate	Nil	Alness
83	SVDLS Sites	301 ARD19	Ardersier Industrial Estate	B9092	Nil	Ardersier
84	SVDLS Sites	642 BT8	Disused Quarry	Old Shandwick	Nil	Balintore
85	SVDLS Sites	609 CB11	Adj To Depot	High Street	Nil	Conon Bridge
86	SVDLS Sites	609 CB22	Pescanova Factory	High Street	Nil	Conon Bridge
87	SVDLS Sites	609 CB24	Former Petrol Filling Station	High Street	Nil	Conon Bridge
88	SVDLS Sites	613 DWL27	Former Scrapyard	Docharty Road	Nil	Dingwall
89	SVDLS Sites	613 DWL30	Sth Of Tigh	Aladair Industrial Estate	Nil	Dingwall
90	SVDLS Sites	613 DWL31	Sth Oil Depot	Industrial Estate	Docharty Road	Dingwall
91	SVDLS Sites	613 DWL33	Recreational Area	Riverside Industrial Estate	Nil	Dingwall
92	SVDLS Sites	613 DWL35	East Of Community Centre	Tulloch Street	Nil	Dingwall
93	SVDLS Sites	613 DWL36	East Of Gordon Cottage	Mill Street	Nil	Dingwall
94	SVDLS Sites	613 DWL39	Dingwall Business Park	Strathpeffer Road	Nil	Dingwall
95	SVDLS Sites	613 DWL41	Opposite Old Distillery	A832	Nil	Dingwall
96	SVDLS Sites	613 DWL102	Dingwall DLO Workshops & Yard	Highland Coucil Store	Tulloch Street Iv15 9jz	Dingwall
97	SVDLS Sites	613 DWL16	Opp Tulachard	Achany Road	Nil	Dingwall

July 2018			Site Search Report			
NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
98	SVDLS Sites	613 DWL26	Kinnairdie Nursery	Sth Of Balvannie	Nil	Dingwall
99	SVDLS Sites	ERR200	Former Filling Station	Nil	Nil	Errogie
100	SVDLS Sites	642 FEA1	Fearn Airfield	Nil	Nil	Fearn
101	SVDLS Sites	623 IG14	Aluminium Works	Off B817	Nil	Invergordon
102	SVDLS Sites	623 IG13	Cromlet	Oil Depot	Nil	Invergordon
103	SVDLS Sites	623 IG41	Cromarty Firth Industrial Estate Site 1	Nil	Nil	Invergordon
104	SVDLS Sites	623 IG17	Opp Fire Station	Castle Avenue	Industrial Estate	Invergordon
105	SVDLS Sites	623 IG2	Adj To Garage	High Street/B817	Nil	Invergordon
106	SVDLS Sites	623 IG25	Oil Depot	Adj To Railway Line	Nil	Invergordon
107	SVDLS Sites	623 IG29	Victoria Garage	Nil	Nil	Invergordon
108	SVDLS Sites	623 IG42	Cromarty Firth Industrial Estate Site 2	Nil	Nil	Invergordon
109	SVDLS Sites	623 IG43	Former Coal Yard	Former Coal Yard Clyde Stree Invergordon Iv18 Odn	Nil	Invergordon
110	SVDLS Sites	I319 INV147	Longman Estate	Adj To Longman Drive	Nil	Inverness
111	SVDLS Sites	I319 INV187	West Of Carsegate Road	Carse Industrial Estate	Nil	Inverness
112	SVDLS Sites	319 INV113	Gateway Resort Site	North Longman	Nil	Inverness
113	SVDLS Sites	319 INV114	North Longman	Sea Front	Adj To A9(T)	Inverness

The Highland Council			July 2018	Site Search Report		
NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
114	SVDLS Sites	319 INV18	Scorguie Rd	Nil	Nil	Inverness
115	SVDLS Sites	319 INV184	Adjacent To Blockbusters	Inshes Retail Park	Nil	Inverness
116	SVDLS Sites	319 INV186	North Of Stadium	Longman Industrial Estate	Nil	Inverness
117	SVDLS Sites	319 INV195	Old Swimming School Site	Glebe Street	Nil	Inverness
118	SVDLS Sites	319 INV200	Glendoe Terrace	Nil	Nil	Inverness
119	SVDLS Sites	319 INV202	Between Railway And Old Supermarket Site	Off Milburn Road	Nil	Inverness
120	SVDLS Sites	319 INV205	Inverness Retail Park	Land West Inverness Retail Park	Nil	Inverness
121	SVDLS Sites	INV_2013_1	Craigton Ave	Nil	Nil	Inverness
122	SVDLS Sites	319 INV206	Viewhill House	Viewhill House Inverness Iv2 3hf	Nil	Inverness
123	SVDLS Sites	INV_2015_1	Former Bakery Site	1 Burnett Road	Nil	Inverness
124	SVDLS Sites	INV_2015_2	Former Uhi Site	3 Longman Road	Nil	Inverness
125	SVDLS Sites	MOO_2015_1	Former Urray House Site	Great North Road	Nil	Muir Of Ord
126	SVDLS Sites	633 MUN 1	Former Farmhouse And Steading	Gateside	Nil	Munlochry
127	SVDLS Sites	504 NA39	Coal Yard	Nairn Station	Balblair Road	Nairn
128	SVDLS Sites	I504 NA26	Balmakeith Industrial Estate	Forres Road	Nil	Nairn
129	SVDLS Sites	504 NA47	Kingsteps Quarry	Nil	Nil	Nairn

NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
130	SVDLS Sites	I504 NA45	East End Of Park	Balmakeith Business Park	Nil	Nairn
131	SVDLS Sites	I504 NA46	East Of Dairy	Balmakeith Business Park	Nil	Nairn
132	SVDLS Sites	504 NA48	Business Park	Tom Semple Road	Nil	Nairn
133	SVDLS Sites	NA49	Former Council Offices	King Street	Nil	Nairn
134	SVDLS Sites	635 NIG1	Se Of Fabrication Yard	Nil	Nil	Nigg
135	SVDLS Sites	NIGG101	Former Buildings East Of Fabrication Yard	Nil	Nil	Nigg
136	SVDLS Sites	ARD_2013_1	The Port Of Ardersier	Whiteness	Ardersier	Nil
137	SVDLS Sites	646 TA4	Adj To Croft Roy	Chapel Street	Nil	Tain
138	SVDLS Sites	646 TA21	Fendom Airfield	Nil	Nil	Tain
139	SVDLS Sites	646 TA8	Railway Sidings	Shore Road	Nil	Tain
140	SVDLS Sites	327 TOM2	Old Station Yard	Nil	Nil	Tomatin
141	SVDLS Sites	327 TOM1	Little Chef Café & Filling St	Close To A9	Nil	Tomatin
142	SVDLS Sites	310 TOR1	Hillhead Sand And Gravel Workings	Nil	Nil	Tornagrain
143	Minerals Sites	RC17	Achilty Quarry	Active	Leith's (Scotland) Ltd	Igneous & Metamorphic Rock
144	Minerals Sites	RC6	Wester Urray Quarry	Expired	W Bartlett	Sand & Gravel
145	Minerals Sites	RC21	Balachladich Quarry	Active	Alex Ross and Sons (Sand and Gravel) Ltd	Sand & Gravel
146	Minerals Sites	RC7	Caplich Quarry	Not Started	Pat Munro (Alness) Ltd	Sand & Gravel

NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
147	Minerals Sites	RC20	Caplich Quarry	Active	Pat Munro (Alness) Ltd	Sand and Gravel
148	Minerals Sites	RC8	Strathroy Quarry	Dormant	Pat Munro (Alness) Ltd	Crushed Granite
149	Minerals Sites	RC18	Crosshills Farm Quarry	Active	Mr R Munro	Sand & Gravel
150	Minerals Sites	RC9	Strathroy Gravel Pit	Dormant	Pat Munro (Alness) Ltd	Sand & Gravel
151	Minerals Sites	RC10	Caplich Quarry	Restored	Pat Munro (Alness) Ltd	Sand & Gravel and Rock
152	Minerals Sites	RC11	Heathfield Quarry	Active	Invergordon Sand & Gravel	Sand & Gravel
153	Minerals Sites	RC12	Easter Heathfield Quarry	Active	Invergordon Sand & Gravel	Sand & Gravel
154	Minerals Sites	RC13	Logie Quarry	Dormant	Lafarge-Tarmac	Sand & Gravel
155	Minerals Sites	RC19	Castlecraig Quarry	Active	G F Job Ltd	Hard Rock
156	Minerals Sites	SU16	Balintore Quarry	Expired	Struan Mackay	Sand and Gravel
157	Minerals Sites	RC14	Balaldie Farm	Active	Balaldie	Block Sandstone
158	Minerals Sites	RC23	Learnie Quarry	Dormant	Forestry Commission Scotland	Igneous & Metamorphic Rock
159	Minerals Sites	IN2	Balblair Quarry	Active	Breedon Aggregates (Scotland) Ltd	Sand & Gravel
160	Minerals Sites	IN4	Midlairgs Quarry	Active	Leith's (Scotland) Ltd	Sand and Gravel
161	Minerals Sites	IN3	Dunain Mains Quarry	Active	Lafarge-Tarmac	Sand and Gravel
162	Minerals Sites	IN5	Alturlie Point	Active	Pat Munro (Alness) Ltd	Sand & Gravel
163	Minerals Sites	IN6	Morayhill Quarry	Dormant	Moray Estates	Sand & Gravel

NO.	SOURCE	OTHER_REF	SITE_NAME	DATA1	DATA2	DATA3
164	Minerals Sites	NA2	Easter Glackton Quarry	Active	UB Civils Ltd	Sand and gravel
165	Minerals Sites	NA1	Blackcastle Quarry	Active	Lafarge-Tarmac	Sand & Gravel
166	Minerals Sites	NA3	Park Quarry	Active	Lafarge-Tarmac	Igneous & Metamorphic Rock
167	Minerals Sites	IN8	Daviot	Active	Lafarge-Tarmac	Migmatitic Gneiss
168	Minerals Sites	IN9	Dalmagarry	Active	Pat Munro (Alness) Ltd	Sand & Gravel
169	Minerals Sites	IN7	Bogbain Heather Farm Peat Workings	Expired	Macgregor's Peat	Peat
170	Minerals Sites	IN10	Meallmore Moss	Active	Macgregor's Peat	Peat

APPENDIX 2: DISCOUNTING OF THE LONG LIST

NO.	SOURCE	OTHER_REF	SITE_NAME							
				(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	(F) Mixed Use Allocation includes allocation for Housing	Discounted through A-F
1	Allocated Sites	AL16	Caplich Quarry	N	N	Y	N	N	N	Y
2	Allocated Sites	AL17	Alness Industrial Estate	N	N	Y	N	N	N	Y
3	Allocated Sites	AL18	South of Dal nan Rocas	N	N	N	N	N	N	N
4	Allocated Sites	AL19	Dalmore Distillery	N	N	Y	N	Y	N	Y
5	Allocated Sites	AL20	Teaninich Distillery	N	N	Y	N	Y	N	Y
6	Allocated Sites	AR8	Nairn Road Industrial Estate Expansion	N	Y	Y	N	N	N	Y
7	Allocated Sites	DW7	Dingwall Riverside (North)	N	N	Y	N	N	N	Y
8	Allocated Sites	EV6	Highland Deephaven	N	N	N	N	N	N	N
9	Allocated Sites	EV7	Evanton Industrial Estate	N	N	N	N	N	N	N
10	Allocated Sites	FD1	Fendom	N	Y	N	N	N	N	Y
11	Allocated Sites	FE1	Fearn Drome Industrial Estate	N	Y	N	N	N	N	Y
12	Allocated Sites	IG10	Cromarty Firth Industrial Park	N	N	N	N	N	N	N
13	Allocated Sites	IG11	Invergordon Harbour Area	N	Y	N	N	N	N	Y
14	Allocated Sites	IG12	Delny	N	N	N	N	N	N	N
15	Allocated Sites	IG9	Inverbreakie Industrial Estate	N	N	N	N	N	N	N
16	Allocated Sites	IN12	Harbour Road	N	N	Y	N	N	N	Y
17	Allocated Sites	IN13	Former Longman	N	N	N	N	N	N	N

NO.	SOURCE	OTHER_REF	SITE_NAME	Site Search Report								
				(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	(F) Mixed Use Allocation includes allocation for Housing	<i>Discounted through A-F</i>		
			Landfill									
18	Allocated Sites	IN24	Torvean & Ness-side (Southern part)	N	N	N	N	N	N	Y		Y
19	Allocated Sites	IN34	Carse Industrial Estate	N	N	Y	N	N	N	N		Y
20	Allocated Sites	IN4	Land at Inverness College	N	N	Y	N	N	N	N		Y
21	Allocated Sites	IN8	Former Longman Landfill	N	N	N	N	N	N	N		N
22	Allocated Sites	IN83	Ashton Farm and Adjoining Land	N	N	N	N	N	N	Y		Y
23	Allocated Sites	IN9	Land to South and East of Inverness Harbour Marina	N	Y	N	N	N	N	N		Y
24	Allocated Sites	MH1	Morayhill	N	N	N	N	Y	N	N		Y
25	Allocated Sites	MO6	Muir of Ord Industrial Estate Expansion	N	N	N	N	N	N	N		N
26	Allocated Sites	MO7	Glen Ord Distillery	N	N	Y	Y	Y	N	N		Y
27	Allocated Sites	NA11	Sawmill expansion	N	N	Y	N	Y	N	N		Y
28	Allocated Sites	NA6	Delnies	N	N	N	N	N	N	Y		Y
29	Allocated Sites	NG1	Nigg Yard	N	Y	N	N	N	N	N		Y
30	Allocated Sites	NG1	Nigg Yard	N	Y	N	N	N	N	N		Y
31	Allocated Sites	NG1	Nigg Yard	N	Y	N	N	N	N	N		Y
32	Allocated Sites	TG1	Tornagrain	N	N	N	N	N	N	Y		Y
33	Allocated Sites	TM12	Land south of former Little Chef	N	N	Y	Y	Y	N	N		Y
34	Allocated Sites	TM13	Tomatin Distillery	N	N	N	N	Y	N	N		Y
35	Allocated Sites	TN8	Glenmorangie	N	N	N	N	Y	N	N		Y

NO.	SOURCE	OTHER_REF	SITE_NAME	Site Search Report						
				(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	(F) Mixed Use Allocation includes allocation for Housing	Discounted through A-F
36	Allocated Sites	TR2	Tore North	N	N	N	N	N	Y	Y
37	Allocated Sites	TR4	North of the Grain Mill	N	N	Y	N	N	N	Y
38	Allocated Sites	WH1	Whiteness	N	Y	N	N	Y	N	Y
39	Waste Sites	PPC/A/1016691	Sureclean, 10 River Drive, Alness	Y	N	Y	N	N	N	Y
40	Waste Sites	PPC/A/1016853	MSIS, Admiralty Base, Shore Road, Invergordon	Y	Y	Y	N	N	N	Y
41	Waste Sites	WML/L/1018845	ILM Highland, Teaninich Ind Est, Alness	Y	N	Y	N	N	N	Y
42	Waste Sites	WML/L/1058351	WM Munro T.S. Cromwell Road, Inverness	Y	N	Y	N	N	N	Y
43	Waste Sites	WML/L/1088157	Johnston Recycling, 3 Burnett Road, Inverness	Y	N	Y	N	N	N	Y
44	Waste Sites	WML/L/1096770	Shore Energy Resource Reclamation Facility, Longman Drive, Inverness	Y	N	N	N	N	N	Y
45	Waste Sites	WML/L/1108740	Unit 4c, River Drive, Teaninich Industrial Estate, Alness	Y	N	Y	N	N	N	Y
46	Waste Sites	WML/L/1108746	DFL Recycling Facility, Lairgandour Farm, Daviot	Y	N	Y	N	N	N	Y
47	Waste Sites	WML/L/1112123	Lotland Street Depot, TEC Services, Inverness	Y	N	N	N	N	N	Y
48	Waste Sites	WML/N/0050003	HC Stoneyfield LFS, Newmore, Invergordon	N	N	N	N	N	N	N

NO.	SOURCE	OTHER_REF	SITE_NAME	Site Search Report						
				(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	(F) Mixed Use Allocation includes allocation for Housing	<i>Discounted through A-F</i>
49	Waste Sites	WML/N/0050036	HC closed Longman Landfill Site, Inverness R Finnie Skip Hire, 32	N	N	N	N	N	N	N
50	Waste Sites	WML/N/0050041	Longman Dr, Inverness Ross Car Sales, Culloden Moor, Inverness	Y	N	N	N	N	N	Y
51	Waste Sites	WML/N/0050053	Cannon Hygiene TS, Carsegate Road, Inverness	Y	Y	Y	N	N	N	Y
52	Waste Sites	WML/N/0050062	Highland Clearance, Metal RC , Muir of Ord	Y	N	Y	N	N	N	Y
53	Waste Sites	WML/N/0050063	Inverness WWTP, Allanfearn, Inverness	N	N	Y	N	N	N	Y
54	Waste Sites	WML/N/0050074	HC Alness RC,CAS, UNITS	N	N	Y	N	N	N	Y
55	Waste Sites	WML/N/0050075	5A & 7, Alness Pat Munro TS, Caplich Quarry, Alness	Y	N	Y	Y	N	N	Y
56	Waste Sites	WML/N/0050090	PHS Ltd TS, 16A Balmakeith Ind. Est., Nairn	Y	N	Y	N	N	N	Y
57	Waste Sites	WML/N/0050092	Caplich Quarry closed LFS, Alness	N	N	Y	Y	N	N	Y
58	Waste Sites	WML/N/0050108	Shanks Northern Ltd TS, Evanton Ind Est	Y	N	N	N	N	N	Y
59	Waste Sites	WML/N/0050109	John Lawrie (Aberdeen) Ltd, Metal RC, Evanton	Y	N	Y	N	N	N	Y
60	Waste Sites	WML/N/0050110	William Munro Construction Ltd, TS, Evanton	Y	N	Y	N	N	N	Y
61	Waste Sites	WML/N/0050113	Evanton	Y	N	Y	N	N	N	Y

NO.	SOURCE	OTHER_REF	SITE_NAME	(F) Mixed Use Allocation includes allocation for Housing						
				(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	(F) Mixed Use Allocation includes allocation for Housing	Discounted through A-F
62	Waste Sites	WML/N/0050381	32 Longman Drive, Inverness	Y	N	N	N	N	N	Y
63	Waste Sites	WML/N/0050382	HC Tain CA site, Blarlath Industrial Estate, Tain	Y	N	N	N	N	N	Y
64	Waste Sites	WML/N/0050390	Highland Waste Services TS, Invergordon	Y	N	N	N	N	N	Y
65	Waste Sites	WML/N/0220012	Conon Bridge WwTP, Corntown, Conon Bridge	Y	N	N	N	N	N	Y
66	Waste Sites	WML/N/0220023	Stoneyhill WTS, Henderson Drive, Inverness	Y	N	N	N	N	N	Y
67	Waste Sites	WML/N/0220024	Inverness Area Office & Depot TS, Longman North, Inverness	Y	N	N	N	N	N	Y
68	Waste Sites	WML/N/0220025	Pat Munro, TS, Lotland St, Inverness	Y	N	N	N	N	N	Y
69	Waste Sites	WML/N/0220112	Highland Car Crushers, ELV & MRF, Inverness	Y	N	Y	N	N	N	Y
70	Waste Sites	WML/N/0220127	Alness Autobreakers, MRF, Unit 22/23, Evanton Ind Est, Evanton	Y	N	Y	N	N	N	Y
71	Waste Sites	WML/N/0220187	HC RC, Henderson Drive, Inverness	Y	N	N	N	N	N	Y
72	Waste Sites	WML/N/0220203	HC Dingwall RC, 6C Strathview, Dingwall	Y	N	N	Y	N	N	Y
73	Waste Sites	WML/N/0220206	HC Nairn RC, Park Quarry, Nairn	Y	N	N	N	N	N	Y
74	Waste Sites	WML/N/0220207	Fridge/Freezer Store, TS,	Y	N	N	N	N	N	Y

NO.	SOURCE	OTHER_REF	SITE_NAME	(F) Mixed Use Allocation includes allocation for Housing						
				(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	<i>Discounted through A-F</i>	
			Invergordon							
			Wm Munro Construction, Composting ABP & TS, Evanton Ind Est, Evanton							
75	Waste Sites	WML/N/0220249	Whiteness Head TS, The Carse, Ardersier	Y	N	Y	N	N	N	Y
76	Waste Sites	WML/N/0220281	HQC Recycling, Longman Drive, Inverness	N	Y	N	N	N	N	Y
77	Waste Sites	WML/N/0220316	Beauly Substation, Wester Balblair, Beauly, Inverness, IV40 7BQ	Y	N	N	N	N	N	Y
78	Waste Sites	WML/L/1133968	Opp Plot 1a	N	N	N	N	N	N	N
79	SVDLS Sites	I603 AL12	River Wynd	Y	N	Y	Y	N	N	Y
80	SVDLS Sites	603 AL20	Alness, Kendal Crescent	Y	N	Y	Y	N	N	Y
81	SVDLS Sites	ALN_2013_1	Teaninich Distillery	Y	N	Y	N	N	N	Y
82	SVDLS Sites	I603 AL5	Ardersier Industrial Estate	Y	N	Y	N	N	N	Y
83	SVDLS Sites	301 ARD19	Disused Quarry	Y	Y	Y	Y	N	N	Y
84	SVDLS Sites	642 BT8	Adj To Depot	Y	Y	Y	N	N	N	Y
85	SVDLS Sites	609 CB11	Pescanova Factory	Y	N	Y	N	N	N	Y
86	SVDLS Sites	609 CB22	Former Petrol Filling Station	Y	N	Y	N	N	N	Y
87	SVDLS Sites	609 CB24	Former Scrapyard	Y	N	Y	N	N	N	Y
88	SVDLS Sites	613 DWL27	Sth Of Tigh	Y	N	Y	N	N	N	Y
89	SVDLS Sites	613 DWL30	Sth Oil Depot	Y	N	Y	N	N	N	Y
90	SVDLS Sites	613 DWL31	Recreational Area	Y	N	Y	N	N	N	Y
91	SVDLS Sites	613 DWL33		N	N	Y	N	N	N	Y

NO.	SOURCE	OTHER_REF	SITE_NAME	Site Search Report						
				(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	(F) Mixed Use Allocation includes allocation for Housing	<i>Discounted through A-F</i>
92	SVDLS Sites	613 DWL35	East Of Community Centre	Y	N	Y	N	N	N	Y
93	SVDLS Sites	613 DWL36	East Of Gordon Cottage	Y	N	Y	N	N	N	Y
94	SVDLS Sites	613 DWL39	Dingwall Business Park	N	N	N	N	N	N	N
95	SVDLS Sites	613 DWL41	Opposite Old Distillery	Y	N	Y	N	N	N	Y
96	SVDLS Sites	613 DWL102	Dingwall DLO Workshops & Yard	Y	N	Y	N	N	N	Y
97	SVDLS Sites	613 DWL16	Opp Tulachard	Y	N	Y	N	N	N	Y
98	SVDLS Sites	613 DWL26	Kinnairdie Nursery	Y	N	Y	N	N	N	Y
99	SVDLS Sites	ERR200	Former Filling Station	Y	Y	Y	N	N	N	Y
100	SVDLS Sites	642 FEA1	Fearn Airfield	N	Y	N	N	N	N	Y
101	SVDLS Sites	623 IG14	Aluminium Works	N	N	N	N	N	N	N
102	SVDLS Sites	623 IG13	Cromlet	N	N	Y	Y	N	N	Y
103	SVDLS Sites	623 IG41	Cromarty Firth Industrial Estate Site 1	N	N	Y	N	N	N	Y
104	SVDLS Sites	623 IG17	Opp Fire Station	Y	N	Y	Y	N	N	Y
105	SVDLS Sites	623 IG2	Adj To Garage	Y	Y	Y	Y	N	N	Y
106	SVDLS Sites	623 IG25	Oil Depot	N	N	Y	N	N	N	Y
107	SVDLS Sites	623 IG29	Victoria Garage	Y	Y	Y	Y	N	N	Y
108	SVDLS Sites	623 IG42	Cromarty Firth Industrial Estate Site 2	Y	N	Y	N	N	N	Y
109	SVDLS Sites	623 IG43	Former Coal Yard	Y	Y	Y	N	N	N	Y
110	SVDLS Sites	I319 INV147	Longman Estate	Y	N	N	N	N	N	Y
111	SVDLS Sites	I319 INV187	West Of Carsegate Road	Y	N	Y	N	N	N	Y
112	SVDLS Sites	319 INV113	Gateway Resort Site	N	N	Y	Y	N	N	Y
113	SVDLS Sites	319 INV114	North Longman	N	N	N	N	N	N	N

NO.	SOURCE	OTHER_REF	SITE_NAME	(F) Mixed Use Allocation includes allocation for Housing <i>Discounted through A-F</i>						
				(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	(F) Mixed Use Allocation includes allocation for Housing	<i>Discounted through A-F</i>
114	SVDLS Sites	319 INV18	Scorguie Rd Adjacent To	Y	N	Y	Y	N	N	Y
115	SVDLS Sites	319 INV184	Blockbusters	Y	N	Y	N	N	N	Y
116	SVDLS Sites	319 INV186	North Of Stadium Old Swimming School	Y	N	N	N	N	N	Y
117	SVDLS Sites	319 INV195	Site	Y	N	Y	N	N	N	Y
118	SVDLS Sites	319 INV200	Glendoe Terrace Between Railway And	Y	N	Y	Y	N	N	Y
119	SVDLS Sites	319 INV202	Old Supermarket Site	Y	N	Y	N	N	N	Y
120	SVDLS Sites	319 INV205	Inverness Retail Park	Y	N	Y	N	N	N	Y
121	SVDLS Sites	INV_2013_1	Craigton Ave	Y	N	Y	N	N	N	Y
122	SVDLS Sites	319 INV206	Viewhill House	Y	N	Y	Y	N	N	Y
123	SVDLS Sites	INV_2015_1	Former Bakery Site	Y	N	Y	N	N	N	Y
124	SVDLS Sites	INV_2015_2	Former Uhi Site	N	N	Y	N	N	N	Y
125	SVDLS Sites	MOO_2015_1	Former Urray House Site Former Farmhouse And	Y	N	Y	Y	N	N	Y
126	SVDLS Sites	633 MUN 1	Steading	Y	N	N	N	N	N	Y
127	SVDLS Sites	504 NA39	Coal Yard Balmakeith Industrial	Y	N	Y	Y	N	N	Y
128	SVDLS Sites	I504 NA26	Estate	Y	N	Y	N	N	N	Y
129	SVDLS Sites	504 NA47	Kingsteps Quarry	N	N	Y	N	N	N	Y
130	SVDLS Sites	I504 NA45	East End Of Park	Y	N	Y	N	N	N	Y
131	SVDLS Sites	I504 NA46	East Of Dairy	Y	N	Y	N	N	N	Y
132	SVDLS Sites	504 NA48	Business Park	Y	N	Y	N	N	N	Y
133	SVDLS Sites	NA49	Former Council Offices	Y	N	Y	N	N	N	Y
134	SVDLS Sites	635 NIG1	Se Of Fabrication Yard	N	Y	Y	N	N	N	Y
135	SVDLS Sites	NIGG101	Former Buildings East Of	Y	Y	N	N	N	N	Y

NO.	SOURCE	OTHER_REF	SITE_NAME	Site Search Report								
				(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	(F) Mixed Use Allocation includes allocation for Housing	<i>Discounted through A-F</i>		
			Fabrication Yard									
136	SVDLS Sites	ARD_2013_1	The Port Of Ardersier	N	Y	N	N	N	N	N	N	Y
137	SVDLS Sites	646 TA4	Adj To Croft Roy	Y	N	Y	Y	N	N	N	N	Y
138	SVDLS Sites	646 TA21	Fendom Airfield	N	N	N	N	N	N	N	N	N
139	SVDLS Sites	646 TA8	Railway Sidings	Y	N	Y	Y	N	N	N	N	Y
140	SVDLS Sites	327 TOM2	Old Station Yard	Y	N	Y	Y	N	N	N	N	Y
141	SVDLS Sites	327 TOM1	Little Chef Café & Filling St	Y	N	Y	N	N	N	N	N	Y
142	SVDLS Sites	310 TOR1	Hillhead Sand And Gravel Workings	N	N	N	N	N	N	N	N	N
143	Minerals Sites	RC17	Achilty Quarry	N	N	N	N	N	N	N	N	N
144	Minerals Sites	RC6	Wester Urray Quarry	N	N	Y	N	N	N	N	N	Y
145	Minerals Sites	RC21	Balachladich Quarry	N	N	N	N	N	N	N	N	N
146	Minerals Sites	RC7	Caplich Quarry	Y	N	N	N	N	N	N	N	Y
147	Minerals Sites	RC20	Caplich Quarry	N	N	N	N	N	N	N	N	N
148	Minerals Sites	RC8	Strathroy Quarry	N	Y	N	N	N	N	N	N	Y
149	Minerals Sites	RC18	Crosshills Farm Quarry	N	N	Y	Y	N	N	N	N	Y
150	Minerals Sites	RC9	Strathroy Gravel Pit	N	Y	N	N	N	N	N	N	Y
151	Minerals Sites	RC10	Caplich Quarry	N	N	N	N	N	N	N	N	N
152	Minerals Sites	RC11	Heathfield Quarry	N	N	N	N	N	N	N	N	N
153	Minerals Sites	RC12	Easter Heathfield Quarry	N	N	Y	N	N	N	N	N	Y
154	Minerals Sites	RC13	Logie Quarry	N	N	N	N	N	N	N	N	N
155	Minerals Sites	RC19	Castle Craig Quarry	N	Y	N	N	N	N	N	N	Y
156	Minerals Sites	SU16	Balintore Quarry	N	Y	Y	N	N	N	N	N	Y
157	Minerals Sites	RC14	Balaldie Farm	N	Y	N	N	N	N	N	N	Y
158	Minerals Sites	RC23	Learnie Quarry	N	N	N	N	N	N	N	N	N

NO.	SOURCE	OTHER_REF	SITE_NAME
159	Minerals Sites	IN2	Balblair Quarry
160	Minerals Sites	IN4	Midlairgs Quarry
161	Minerals Sites	IN3	Dunain Mains Quarry
162	Minerals Sites	IN5	Alturlic Point
163	Minerals Sites	IN6	Morayhill Quarry
164	Minerals Sites	NA2	Easter Glackton Quarry
165	Minerals Sites	NA1	Blackcastle Quarry
166	Minerals Sites	NA3	Park Quarry
167	Minerals Sites	IN8	Daviot
168	Minerals Sites	IN9	Dalmagarry Bogbain Heather Farm
169	Minerals Sites	IN7	Peat Workings
170	Minerals Sites	IN10	Meallmore Moss

(A) Likely less than 2ha	(B) More than 2km from PRN	(C) Within 250m of Council Tax points	(D) Within 250m of Housing Allocations	(E) Allocated for specific industrial sector (non-waste)	(F) Mixed Use Allocation includes allocation for Housing	<i>Discounted through A-F</i>
N	N	N	N	N	N	N
N	N	N	N	N	N	N
N	N	N	N	N	N	N
N	N	N	N	N	N	N
N	N	N	N	N	N	N
N	N	N	N	N	N	N
N	N	N	N	N	N	N
N	N	N	N	N	N	N
N	N	N	N	N	N	N
N	N	N	N	N	N	N
N	N	N	N	N	N	N
Y	N	Y	N	N	N	Y
N	Y	N	N	N	N	Y

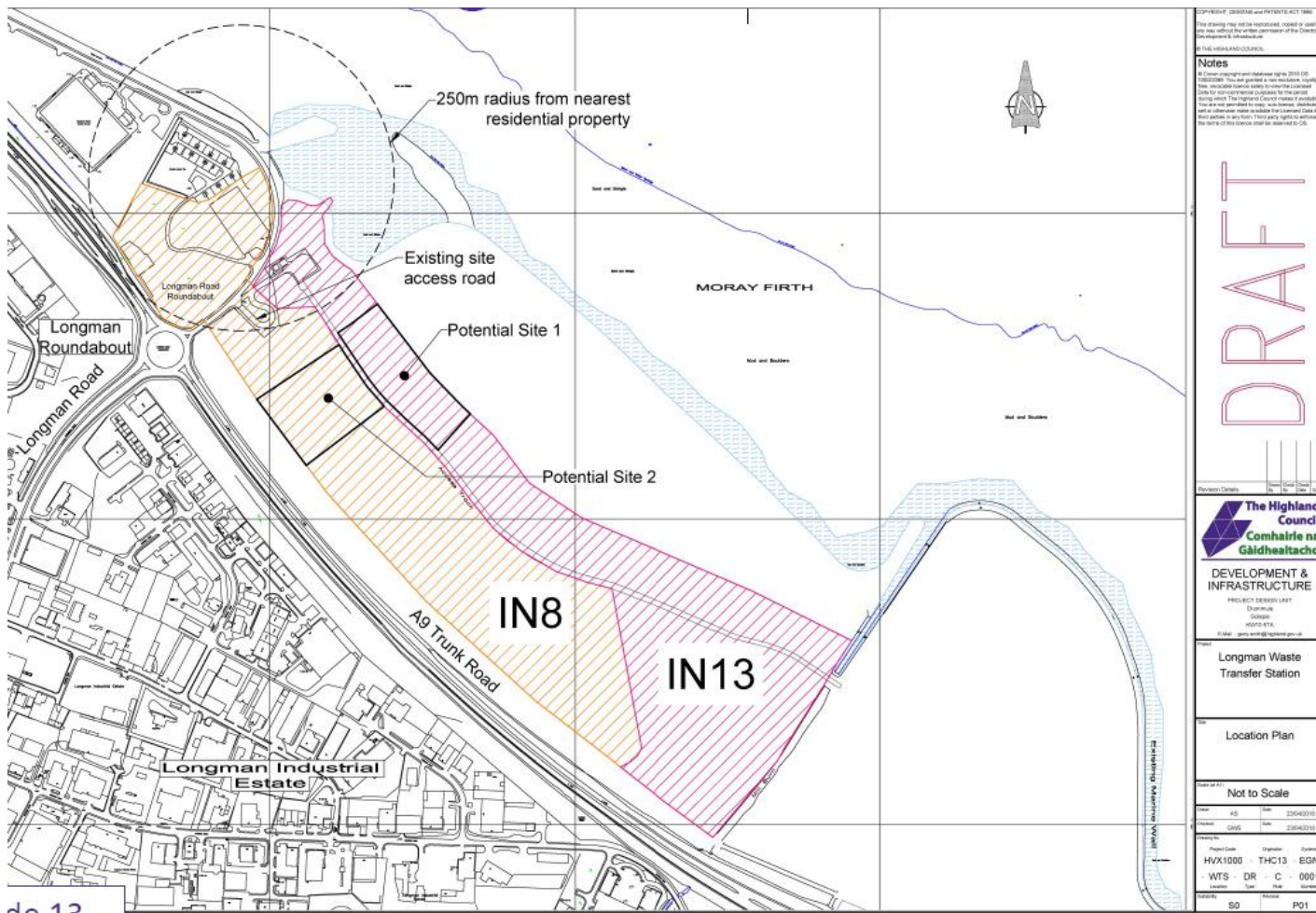
APPENDIX 3: ANALYSIS OF SHORT LIST – PROXIMITY TO INVERNESS

NO.	SOURCE	OTHER_REF	SITE_NAME	Within Inverness (SDA)	Outwith Inverness (SDA), less than 10km (via PRN) from ICC	Outwith Inverness (SDA), 10-30km (via PRN) from ICC	Outwith Inverness (SDA), over 30km (via PRN) from ICC
3	Allocated Sites	AL18	South of Dal nan Rocas	N	N	N	Y
8	Allocated Sites	EV6	Highland Deephaven	N	N	Y	N
9	Allocated Sites	EV7	Evanton Industrial Estate	N	N	Y	N
12	Allocated Sites	IG10	Cromarty Firth Industrial Park	N	N	N	Y
14	Allocated Sites	IG12	Delny	N	N	N	Y
15	Allocated Sites	IG9	Inverbreakie Industrial Estate	N	N	N	Y
17	Allocated Sites	IN13	Former Longman Landfill	Y	N	N	N
21	Allocated Sites	IN8	Former Longman Landfill	Y	N	N	N
25	Allocated Sites	MO6	Muir of Ord Industrial Estate Expansion	N	N	Y	N
48	Waste Sites	WML/N/0050003	HC Stoneyfield LFS, Newmore, Invergordon	N	N	N	Y
49	Waste Sites	WML/N/0050036	HC closed Longman Landfill Site, Inverness	Y	N	N	N
78	Waste Sites	WML/L/1133968	Beauly Substation, Wester Balblair, Beauly, Inverness, IV40 7BQ	N	N	Y	N
94	SVDLS Sites	613 DWL39	Dingwall Business Park	N	N	Y	N
101	SVDLS Sites	623 IG14	Aluminium Works	N	N	N	Y
113	SVDLS Sites	319 INV114	North Longman	Y	N	N	N
138	SVDLS Sites	646 TA21	Fendom Airfield	N	N	N	Y
142	SVDLS Sites	310 TOR1	Hillhead Sand And Gravel Workings	N	N	Y	N
143	Minerals Sites	RC17	Achilty Quarry	N	N	N	Y
145	Minerals Sites	RC21	Balachladich Quarry	N	N	Y	N
147	Minerals Sites	RC20	Caplich Quarry	N	N	Y	N
151	Minerals Sites	RC10	Caplich Quarry	N	N	N	Y

NO.	SOURCE	OTHER_REF	SITE_NAME
152	Minerals Sites	RC11	Heathfield Quarry
154	Minerals Sites	RC13	Logie Quarry
158	Minerals Sites	RC23	Learnie Quarry
159	Minerals Sites	IN2	Balblair Quarry
160	Minerals Sites	IN4	Midlairgs Quarry
161	Minerals Sites	IN3	Dunain Mains Quarry
162	Minerals Sites	IN5	Alturlie Point
163	Minerals Sites	IN6	Morayhill Quarry
164	Minerals Sites	NA2	Easter Glackton Quarry
165	Minerals Sites	NA1	Blackcastle Quarry
166	Minerals Sites	NA3	Park Quarry
167	Minerals Sites	IN8	Daviot
168	Minerals Sites	IN9	Dalmagarry

Within Inverness (SDA)	Outwith Inverness (SDA), less than 10km (via PRN) from ICC	Outwith Inverness (SDA), 10-30km (via PRN) from ICC	Outwith Inverness (SDA), over 30km (via PRN) from ICC
N	N	N	Y
N	N	N	Y
N	N	N	Y
N	N	Y	N
N	N	Y	N
N	Y	N	N
N	Y	N	N
N	N	Y	N
N	N	Y	N
N	N	Y	N
N	N	N	Y
N	N	Y	N
N	N	Y	N

Longman Landfill Site



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DRAFT

Revision Details

The Highland Council
 Comhairle na Gàidhealtachd

DEVELOPMENT & INFRASTRUCTURE
 PROJECT DESIGN UNIT
 Drawing Code: HWIS-STA
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Longman Waste Transfer Station

Location Plan

Scale of P11
 Not to Scale

Drawn	RD	Date	23/04/2013
Checked	GMH	Date	23/04/2013
Project Code	HWX1000	Operation	THC13
Revision	WTS	DR	C - 0001
Category	SO	Project	P01