Some of the other key HwLDP policies which should be taken into consideration include:

- Policy 28 – Sustainable Design
- Policy 30 – Physical Constraints
- Policy 31 – Developer Contributions
- Policy 34 – Settlement Development Areas
- Policy 36 – Development in the Wider Countryside
- Policy 56 – Travel
- Policy 58 – Protected Species
- Policy 59 – Other Important Species
- Policy 60 – Other Important Habitats
- Policy 62 – Geodiversity
- Policy 63 – Water Environment
- Policy 64 – Flood Risk
- Policy 66 – Surface Water Drainage
- Policy 69 – Electricity Transmission Infrastructure
- Policy 72 – Pollution
- Policy 77 – Public Access
- Policy 78 – Long Distance Routes

Local Plan/Local Development Plan

The site lies within the boundary of the Ross and Cromarty East Local Plan (as continuing in force, July 2015) (only the parts of the Plan covering the area around Achnasheen continue in force). It is anticipated that the content of this plan remaining in force is unlikely to be significant to the determination of a planning application for the proposed onshore windfarm.

The incoming West Highlands and Islands Local Development Plan will eventually replace the Wester Ross Local Plan for the proposal area once adopted. Although not a material consideration currently, consultation for the Proposed Plan is likely to occur in early 2017. It is anticipated that the content of this plan is unlikely to be significant to the determination of a planning application for the proposed onshore windfarm.

Onshore Wind Energy Supplementary Guidance

The Onshore Wind Energy Supplementary Guidance was adopted on 24 November 2016 and has superseded previous wind energy guidance. For this proposal, the Supplementary Guidance is a key document you should refer to in preparing your application, in particular the new Spatial Framework prepared in accordance with Scottish Planning Policy (SPP) (2014).

It should be noted that several pieces of ongoing work for the SG continue, including work to identify landscape sensitivities and strategic capacity within several areas of Highland. Depending on the timing of your application and the extent of the areas covered by the Council's studies this work may be relevant as it emerges for consultation and subsequently is included in the adopted SG. You may wish to follow the Council's progress on the onshore wind webpage. You will see, for example, that we are currently consulting on a draft landscape sensitivity appraisal for the Black Isle, surrounding hills and Moray Firth Coast study area which lies to the east of your site. A key element of this ongoing work is examining the strategic pattern of wind energy development in Highland, with a strong preference for future development to follow a space and cluster approach.

Paragraphs 4.16 and 4.17 of the SG outline ten criterion which set out key landscape and visual aspects that the Council will use as a framework and focus for assessing proposals. A number of the criteria are likely to be particularly relevant in this case. You should therefore take the criteria into account within your assessment.

The SG summarises the new **Spatial Framework** that groups areas into three categories:
Group 1: Areas where windfarms will not be acceptable
Group 2: Areas of significant protection
Group 3: Areas with potential for wind farm development

For this proposal the Spatial Framework (illustrated on the map that follows below) highlights the following key sensitivities that must be taken into account in the preparation of any planning application. Within the proposal boundary, the following Group 2 feature is present:

- Carbon Rich Soils, Deep Peat and Priority Peatland Habitat. Therefore peat survey and assessment will be required. It should be noted that the Spatial Framework map is based on Scottish Natural Heritage's Carbon Rich Soils, Deep Peat and Priority Peatland Habitat map.

The remainder of land within the proposal site is Group 3. Features outside the site boundary that may be impacted by development must also be considered

Other Considerations

Shared Ownership

If the applicants move forward with potential shared community ownership, Scottish Government Good Practice Principles for Shared Ownership of Renewable Energy Developments should be considered. Any future planning application should set out how this proposal will deliver net economic benefit, the policy 'hook' from SPP (par 29) that the guidance takes for community/shared ownership being a material planning consideration. This is important in the context of the proposal being considered against a range of constraining factors, as outlined above.

Highland-wide Local Development Plan Review

The Highland-wide Local Development Plan is currently under review, the Main Issues Report consultation closed on 29th January 2016. The Council hopes to resume work on HwLDP in late 2017. A main issue identified within the report is Carbon Clever Energy which presents preferred and non-preferred approaches for changes to renewable energy policy. A second relevant issue was the preferred option for the updated renewable energy policy to broadly encourage community renewables in place of current Policy 68 outlined above. You might be interested to follow the review of this plan to keep updated with the planning policies at strategic Highland-wide level. To read the Main Issues Report and track the progress of this Plan, see www.highland.gov.uk/hwldp.

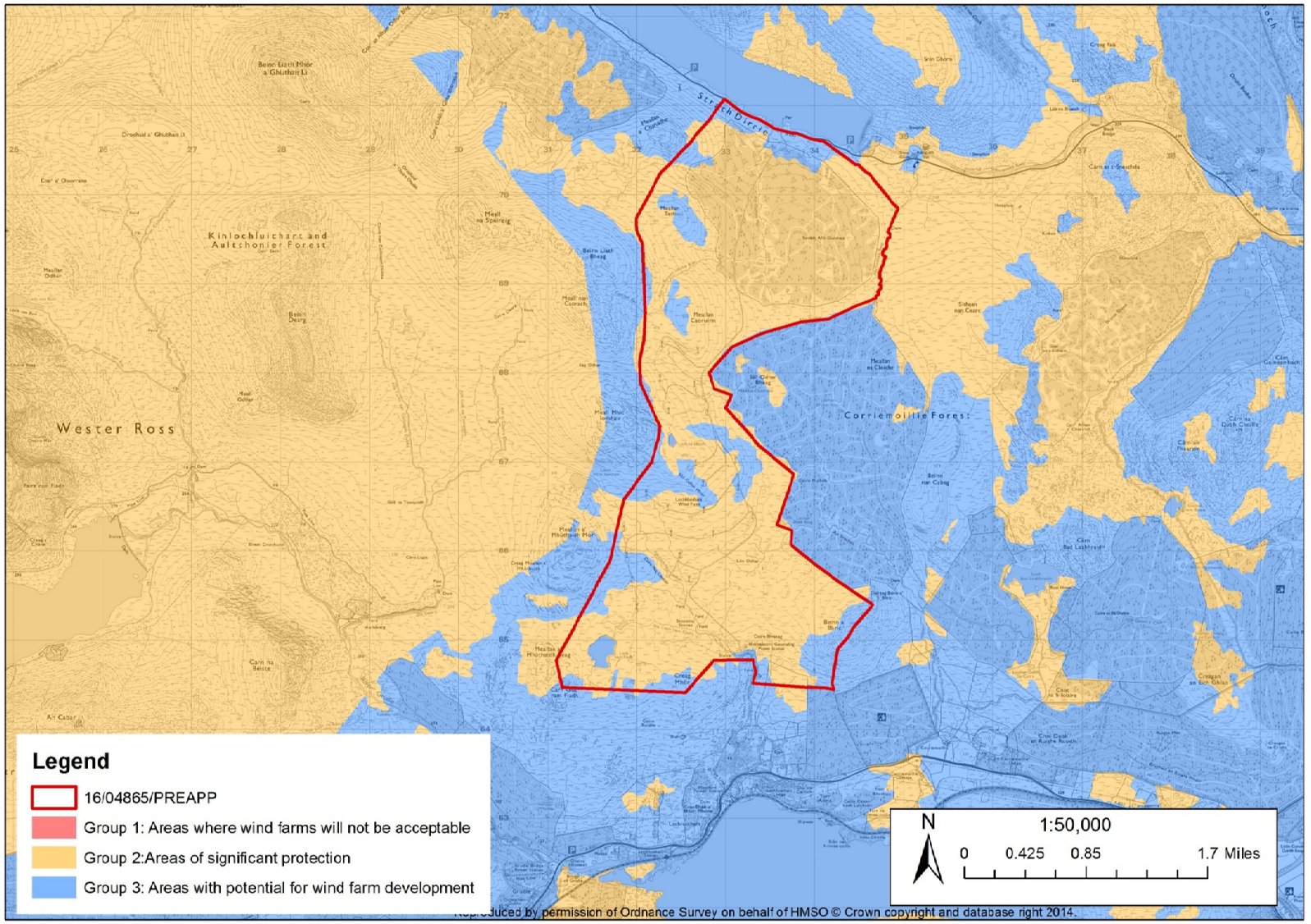
RAF Tactical Training Area

Your site lies within the RAF Tactical Training Area; you should therefore consult the MoD and provide evidence of that consultation and the outcome of it as part of your application.

Conclusion

The Council is generally supportive of renewable energy in appropriate locations subject to environmental impacts being satisfactorily addressed. In particular the applicant should carefully consider: the potential impact on popular travel routes, including recreational routes; potential impacts on landscape designations; impact on carbon rich soil, deep peat and priority peatland habitat; and the potential for cumulative impacts due to the presence of a number of other constructed and consented windfarms close to this proposal.

Key Points	Assessments to be carried out and/or submitted with application
• Site is in a sensitive landscape setting with potential for both landscape and visual impacts both in the immediate vicinity on the A835 and adjacent Wild Land Area and further afield. • The presence of carbon rich soils needs to be assessed and any potential impacts should be appropriately mitigated.	• Landscape and Visual Impact Assessment (including Cumulative) • Peat Assessment


Kinlochluichart and Aultchonier Forest
Wester Ross
Corriemoillie Forest
Legend
16/04865/PREAPP
Group 1: Areas where wind farms will not be acceptable
Group 2:Areas of significant protection
Group 3: Areas with potential for wind farm development
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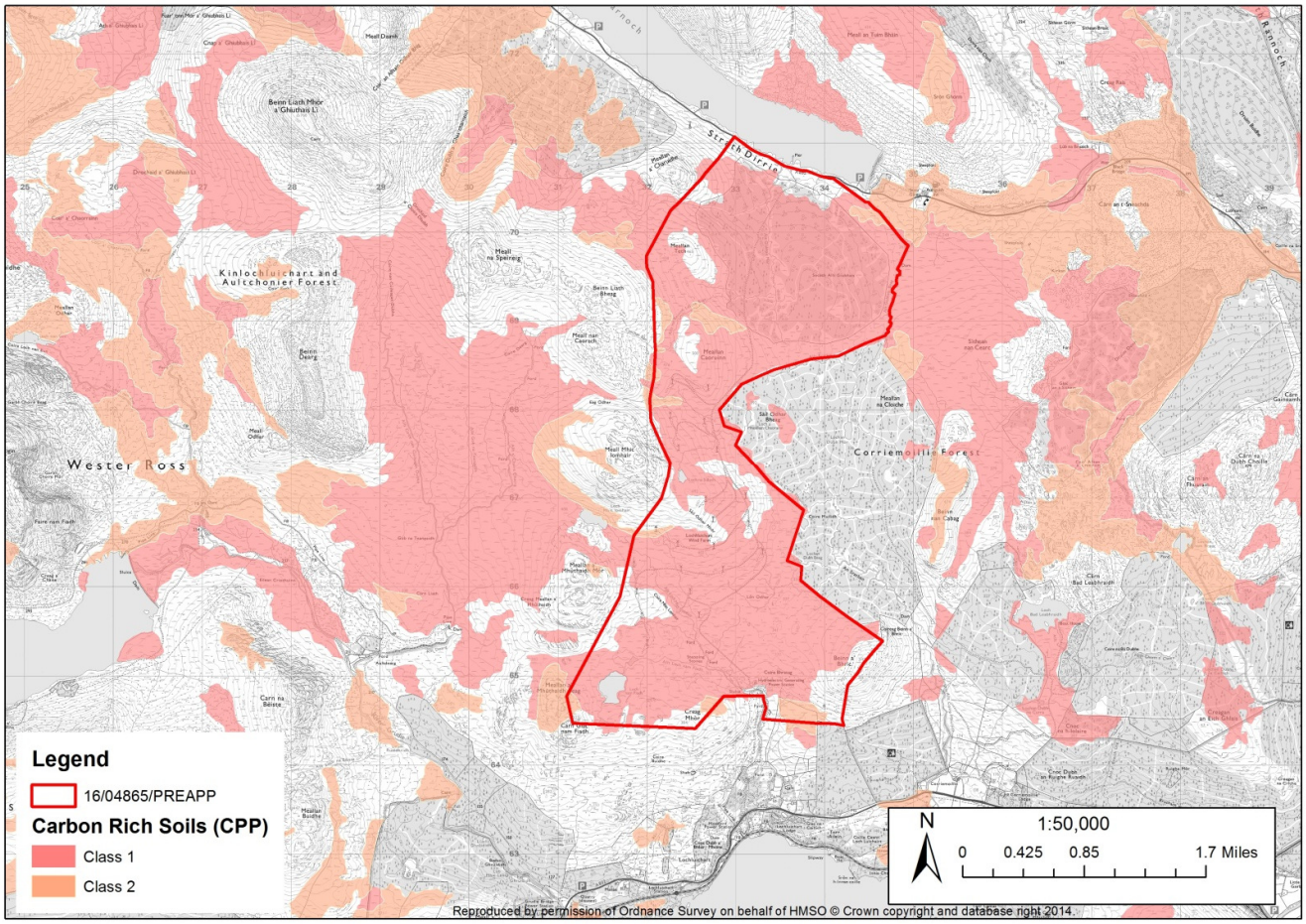
1:50,000
0 0.425 0.85 1.7 Miles
Reproduced by permission of Ordnance Survey on behalf of HMSO © Crown copyright and database right 2014.



8. Sustainability

The Council's Sustainable Design Guide: Supplementary Guidance provides advice and guidance on a range of sustainability topics, including design, building materials and minimising environmental impacts of development. The Design & Access Statement required to be submitted with the application can begin to address matters of sustainability that can be assessed to a greater extent within the Planning Statement/Environmental Impact Assessment.

9. Natural Heritage

Impact on Landscape, Anne Cowling, Landscape Officer

The site proposed for development lies adjacent to the existing Lochluichart developments and to Corriemoillie. The pattern of development in the area is limited to this cluster of development, with windfarms further east relating to the north-east/south-west line of the east Ross-shire hills and separated from the Lochluichart cluster by the Wyvis Massif.

Design mitigation for previous schemes in the cluster focused strongly on ensuring that turbines not dominate the landscape character unduly or become a dominant focus in the visual environment as experienced by receptors from the A835 in the vicinity of Black Bridge to Aultguish Inn. To the extent that the cluster can be seen as a contained and rational arrangement of turbines, this mitigation has been successful.

It is therefore disappointing to see a scheme coming forward which would:

- Extend the spread of the cluster beyond the containing landforms of Meallan Caoruinn
- Risk alteration of the balance of developed and undeveloped ground between Lochluichart and Loch Glascarnoch such that turbines may become a defining feature of the boundary between the Rounded Hills LCA and the LCAs of Undulating Moorland and Rocky Moorland
- Dominate the open ground between the Ben Wyvis and Fannichs, Beinn Dearg and Glencalvie

Special Landscape Areas
- Become and abrupt and dominant focus in the visual environment of the A835 westbound between Black Bridge and Aultguish Inn. This is a stretch of road which acts as a visual gateway as receptors experience the change from the hills of Easter Ross and look towards the western mountains.

Landscape Impact Assessment

As a general note, the SNH Landscape Character Assessment will provide useful information and guidance on individual LCTs, but will not in itself give a comprehensive picture of the way that local landscape characters interact in a given location. The challenge of the Landscape Impact Assessment is to understand both that interaction and the way that changes people's experience of the landscape in that context. What we are seeking is an understanding of the effects on this location in the round, rather than just its constituent parts.

In this instance the distinctive character of the site area derives in part from the flow of landscape character from the Rugged Mountain Massif of Sgurr Mor down through the Rounded Hills of Kinlochluichart Forest to the Undulating Moorland which drops towards Strath Vaich and the Rocky Moorland which drops to Loch Luichart.

These factors all play into the sensitivity of the location and its susceptibility to change and must be captured in the Baseline studies which will form the basis of the LVIA.

Visual Impacts

For each Visual Impact viewpoint information should be supplied on:

- Whether it is intended to be Representative, Specific or Illustrative
- Something about the nature of the effect anticipated at the viewpoint the nature of the effect
- Who the visual receptors are that would experience the effect, for each viewpoint
- What is their sensitivity to the change

The developers and their consultants should be encouraged to think about visual impact in a layered way including:

- Experience of people as they move around the area
- Identification of any key valued views, recognising that these might be:
- Views from key locations
- Views to any key features

Visual Impact Assessments often blur the boundaries between these issues and conflate them; this may be due to an over-emphasis on 'viewpoints'.

It is essential to recognise the difference between 'representative viewpoints' and 'specific viewpoints'. While GLVIA3 describes different types of viewpoints - representative, specific and illustrative – it then treats the viewpoints much the same for assessment purposes, treating each as a 'view'.

This approach can lead to an over-emphasis on a handful of locations and a failure to give due weight to the frequency, range and duration of exposure to effects which are experienced by receptors. Therefore I would encourage the assessors to retain emphasis and focus on categories of receptors, e.g. Tourists, Residents of various localities, local settlements etc in preference to the viewpoint locations. . Consideration should be given to relative numbers of receptors within categories and their typical frequency of reception of impacts.

The Visual Impact Assessment report should not be an esoteric document which can only be deciphered by Landscape and Planning professionals. Any member of the public who may be affected should be able to recognise themselves in the receptor descriptions and understand what impacts they are likely to experience. The assessment should be Receptor-led in preference to Viewpoint-led.

Assessment of Cumulative Impacts should not be limited to quantifying visibility, but address relationship to, eg receptor and landform.

Box 1 of the SNH ASSESSING THE CUMULATIVE IMPACT OF ONSHORE WIND ENERGY DEVELOPMENTS makes clear that the individual composition of a view is key in assessing impacts. The first two examples both hinge on the relationship of developments to the landform.

As the SNH guidance states 'The cumulative effect of both developments taken together need not simply be the sum of the effect of A plus the effect of B; it may be more, or less.'

Generally

- Methodology for the Assessment: must make clear what thresholds are defined for significance of impact.
- Mitigation measures must be clearly identified and their effectiveness evaluated. This applies to all aspects of the development, including tracks borrowpits, compounds, control buildings, lay-down areas etc.
- Visualisations will be required to meet the most recent version of Highland Council Standard, available from the HC Website.
- Transformers: The Highland Council preference is for internal transformers over external cabins.

Key Points	Assessments to be carried out and/or submitted with application
'Gateway' qualities to visual environment on A835.	Impacts on individual receptor groups
Interaction of landscape Character Areas around the development cluster	Local landscape Character environment should be reflected in LIA
Relation to landform.	

Impact on Trees, Nick Richards, Forestry Team
No comments on the proposed extension to Lochluihcart Wind Farm.

Impact on Natural Environment, Liz McLachlan, Scottish Natural Heritage
Scottish Natural Heritage appreciates the early opportunity to discuss this potential development and they strongly suggest the developer looks at the history of development on this site.

SNH would be very disappointed to see a proposal come forward which further eroded mitigation measure which reduced the impacts of Lochluichart wind farm which was consented in December 2008.

SNH will provide formal scoping advice when required.

Key Issues

- Landscape and Visual Impact - The proposal will have significant landscape implications, both individually and cumulatively with other operational and proposed wind farms. Landscape character and visual impacts will need to be assessed in accordance with current SNH guidance. The developers will have to give considerable attention to possible designs and layout. Cumulative landscape and visual impacts of this proposal in association with Lochluichart (and its extension) and Corriemoillie are likely to be a key issue. Also given the likelihood of other additional new proposals coming forward in the near future, it will be important that all existing and proposed wind farm schemes are identified at the time of the formal scoping stage.

- Wild land – The proposed site is in close proximity to Wild Land Area (WLA) 28. Fisherfield - Letterewe – Fannichs, WLA 24 Central Highlands and WLA 29. Rhiddoroch - Beinn Dearg - Ben Wyvis. Consequently an assessment of impacts of any further extension on this nationally important resource will need to be undertaken.

- Impacts on peat, peatland habitats and carbon-rich soils - The development site includes these areas, the importance of which has been identified in SPP. SNH's advice will focus on the biodiversity interest, ecosystem services and any risk to protected sites and therefore SNH recommend that the ES contains an assessment of the impact of this proposal on this resource and which contains details of any mitigation measures which have been incorporated to ensure the

protection of the carbon rich soils, deep peat and priority peatland habitats. In addition an assessment of the impacts should be made using a carbon calculator details of which can be found on Scottish Government website at http://www.scotland.gov.uk/Topics/Business-Industry/Energy/Energy-sources/19185/17852-1/CSavings . SNH also expect the applicant to carry out a peat depth survey and peat stability assessment to determine the location of infrastructure, the risk to habitats and species, and for this information to be presented in the ES.

- Undertake protected species surveys – otter, wildcat, bats, water vole, badger, pine marten. Surveys need to include the development site itself, a suitable buffer zone and possibly the access route if any alterations/ upgrades are required to roads bridges etc.

- Undertake bird survey work in accordance with our guidance.

- Undertake a habitat survey of the development site (including the access route) and appropriate buffer zone to NVC standard.

- Provide a deer management plan which addresses the direct and indirect, positive and negative impacts associated with any change in deer management (including any possible impacts on designated sites due to displacement) as a result of the construction and operation of this proposal.

The results of the above will be critical to any subsequent advice SNH give and the position that it will take should this proposal progress to a formal application.

Key Points	Assessments to be carried out and/or submitted with application
Landscape and visual impacts	Guidance for undertaking Landscape and Visual Impact Assessment and cumulative impact assessments (including the newly revised visualisation standards required) can be found at: http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/landscape-impacts-guidance/ SNH has also produced a map which shows the visual influence of built development, although not all the current consented wind farms are represented on this map it is a useful reference: http://www.snh.gov.uk/docs/B551051.pdf
Wild land assessment	Guidance on assessing any potential impacts on wild land can be found at: http://www.snh.gov.uk/docs/B464997.pdf
Impacts on Peat, peatland habitats and carbon-rich soils	A map and supporting guidance on Carbon rich soils, deep peat and priority peatland habitats will be published in June 2015 http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/
Impacts on designated sites	Information regarding the status and qualifying features of the site can be found at: http://www.snh.org.uk/snhi/ and information on assessing the connectivity distances for SPA's can be found at: http://www.snh.gov.uk/docs/A994842.pdf
Impacts on protected species	Surveys of European and nationally protected species and proposals for mitigation/enhancement. Further information on methods etc can be found on our website at:

	http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/
Impacts on birds	Bird survey work guidance can be found at: http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/windfarm-impacts-on-birds-guidance/
Deer Management Plans	For information on what to consider and include in Deer Management Plans for development sites http://www.snh.gov.uk/docs/A1022324.pdf

10. Design

The Design Quality and Place Making policy (Policy 29) in the HwLDP requires new development to be designed to make a positive contribution to the architectural and visual quality of the area. Furthermore development proposals must demonstrate sensitivity and respect towards the local distinctiveness of the landscape, architecture, design and layouts of their proposals.

Design and Access Statement

The Design and Access Statement should outline the design principles and concepts that have been applied to the development and:

(i) explain the policy or approach adopted as to design and how any policies relating to design in the development plan have been taken into account.
(ii) describe the steps taken to appraise the context of the development and demonstrates how the design of the development takes that context into account in relation to its proposed use.
(iii) state what, if any, consultation has been undertaken on issues relating to the design principles and concepts that have been applied to the development; and what account has been taken of the outcome of any such consultation.

Further advice on the preparation of design statements is contained in the Council's advice note on Design and Access Statements and Scottish Government Planning Advice Note 68.

In this case design will be dictated by context, topography and the need to reduce visual impact from particular receptors - both near and distant.

11. Amenity

Noise Impacts, Robin Fraser, Environmental Health

Operational Noise

The applicant will be required to submit a noise assessment with regard to the operational phase of the development. The assessment should be carried out in accordance with ETSU-R-97 "The Assessment and Rating of Noise from Wind Farms" and the associated Good Practice Guide published by the Institute of Acoustics. However, it should be noted that there are some areas of the guidance which are not prescriptive and some matters are open to interpretation and discussion. It is recommended that the developer engages with the Council's Environmental Health Officer at an early stage to discuss any such issues.

The noise assessment should demonstrate that noise levels arising from the wind farm will meet either a simplified standard of 35dB LA90 at wind speeds up to 10m/s or a composite standard of 35dB LA90 (daytime) and 38dB LA90 (night time) or up to 5dB above background noise levels at up to 12m/s. It is recognised that ETSU suggests a higher night time limit of 43dB LA90 however, due to the very low background levels in many parts of the Highlands, this is unlikely to be acceptable.

Cumulative Noise

The noise assessment must take into account the potential cumulative effect from any other existing or consented or, in some cases, proposed wind turbine developments. Where there is a potential cumulative impact from more than one development the above limits should be applied to the cumulative level. Where an existing development has limits higher than suggested above, the applicant should agree appropriate limits with the Council's Environmental Health Officer.

The assessment must include a compliance monitoring mitigation scheme which will demonstrate how noise levels from the development will be identified should a complaint arise.

Background Noise Measurements

If background noise surveys are required, these should be undertaken in accordance with ETSU-R-97 and the Good Practice Guide. It is recommended that monitoring locations be agreed with the Council's Environmental Health Officer however, it is unlikely that they will be able to attend the installation of equipment. Where possible, sites must avoid other noise sources such as boiler flues, wind chimes, squeaking gate, rustling leaves etc. Otherwise, the results may not be valid for any other property. Previous survey results may still be valid provided there have been no significant changes since and the survey was undertaken in accordance with the aforementioned guidance. It is advised that the developer consults the Councils Environmental Health Officer at an early stage to discuss the proposed methodology and locations.

Construction Noise

Planning conditions are not used to control the impact of construction noise as similar powers are available to the Local Authority under Section 60 of the Control of Pollution Act 1974. However, where there is potential for disturbance from construction noise the application will need to include a noise assessment.

A construction noise assessment will be required in the following circumstances: -

- Where it is proposed to undertake work which is audible at the curtilage of any noise sensitive receptor, out with the hours Mon-Fri 8am to 7pm; Sat 8am to 1pm
  or
- Where noise levels during the above periods are likely to exceed 75dB(A) for short term works or 55dB(A) for long term works. Both measurements to be taken as a 1hr LAeq at the curtilage of any noise sensitive receptor. (Generally, long term work is taken to be more than 6 months)

If an assessment is submitted it should be carried out in accordance with BS 5228-1:2009 "Code of practice for noise and vibration control on construction and open sites – Part 1: Noise". Details of any mitigation measures should be provided including proposed hours of operation. Regardless of whether a construction noise assessment is required, it is expected that the developer/contractor will employ the best practicable means to reduce the impact of noise from construction activities. Attention should be given to construction traffic and the use of tonal reversing alarms.

Private Water Supplies

The Highland Council holds records of some private water supplies however this database is not exhaustive and some individual supplies may be missing. The applicant can request what information is available but will also be required to carry out an investigation to identify any private water supplies, including pipework, which may be adversely affected by the development and to submit details of the measures proposed to prevent contamination or physical disruption.

Dust

Where houses are in close proximity to any construction area or access track, the applicant should assess the potential of dust arising from construction or traffic and if required should submit a scheme for the suppression of dust.

Key Points	Assessments to be carried out and/or submitted with application
• Noise • Private water supplies • Dust	• Assessment of noise from wind turbines • Assessment of noise from construction activities • Investigation into private water supplies • Assessment of potential of dust nuisance

12. Transport and Wider Access

Impact on the Trunk Road Network - Transport Scotland

No response has been received from Transport Scotland as yet. If a response is received then this will be forwarded on in due course.

Impacts on Public Access, Philip Waite, Access Officer

No response has been received from the Access Officer on this occasion.

Key Points	Assessments to be carried out and/or submitted with application
N/A	N/A

Traffic and Transportation Impacts, Fred McIntosh, Transport Planning Team

Proposed Development

The proposal is for a wind farm of up to 6 no. turbines that will form an extension to the existing wind farm at Loch Luichart Estate, Garve. Larger rotor blades of up to 114 metres diameter are likely to be employed. The extension will be known as Loch Luichart Wind Farm Extension II and will include related infrastructure such as internal access tracks, borrow pits and substation and control building. As with the earlier wind farm development the Port of Entry for abnormal indivisible loads (AIL's) is likely to be Invergordon with a route via local roads to the A9 trunk road and thereafter via the A835 trunk road directly to the site.

Impact of the Development

Transport Planning's interest will relate to the impact of the development on the local road network; however, as access to the site will be directly from the A835 trunk road and the route from Port of Entry will be mostly via the trunk road network, development impact will be largely a matter for the trunk roads authority to consider.

The impacts of development traffic may include; impact on road carriageway, verges and associated structures; and impact on road users and adjacent communities.

Transport Assessment

A Transport Assessment (TA) or a section on traffic and transport within the Environmental Assessment for the project will be required. The TA should identify all Council maintained roads likely to be affected by the various stages of the development and consider in detail the impact of development traffic on these roads. Where necessary, the TA should consider and propose measures necessary to mitigate the impact of the development.

Cumulative impact with any other developments in progress or committed, including other renewable energy projects, should be considered in the TA.

Within the TA justification for the chosen Port of Entry and the preferred route for AIL's shall be clearly demonstrated. A review of the preferred route, to include swept path assessment and consideration of any structures along the route, shall be undertaken. A trial run to demonstrate the suitability of the route may also be required, particularly if larger rotor blades than previously employed at Loch Luichart are to be

transported.

Early consultation with the Council's Structures Section is recommended with regard to any affected Council maintained structures.

The proposed route for general construction traffic should also be identified and reviewed within the TA, if this is to be different to the preferred route for AIL's.

Prior to preparation of the TA, the applicant shall undertake a detailed scoping exercise in consultation with the Council's Transport Planning team and Transport Scotland, as trunk roads authority.

The attached guidance document provides further information on the required content of the TA.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) to help control and reduce the impact of construction traffic will be required. A Framework CTMP should be included in the planning submission and consultation with stakeholders, including local community representatives, will be necessary regarding the detailed content and implementation of the CTMP.

Mitigation

Mitigation required may include; new or improved infrastructure, road safety measures and traffic management. Traffic management shall include measures to ensure that development traffic adheres to approved routes.

The proposed use of local borrow pits is welcomed as this could help reduce the impact of construction traffic on the local road network. On-site concrete batching should similarly be considered.

Access onto the public road

The proposals for access directly off the A835 should be discussed and agreed with the trunk roads authority.

Section 96 Agreement

Notwithstanding the above requirements, there will remain a risk of damage to Council maintained roads from development related traffic. In order to protect the interests of the Council, as roads authority, a suitable agreement relating to Section 96 of the Roads (Scotland) Act and appropriate planning legislation may therefore be required. The agreement shall include the provision of an appropriate Road Bond or similar security.

Flooding and Drainage

The Council's Flood Team should be consulted with regard to any potential flooding issues that may result from the development.

Grid Connection Works

Should related grid connection and/or substation works be likely to impact on any Council maintained roads near the site, it would be desirable to consider the impact of these works and the mitigation required as soon as reasonably possible.

Key Points	Assessments to be carried out and/or submitted with application
Impact on local road network and travelling public. Scoping agreement with Highland Council and Transport Scotland.	Transport Assessment

Appendix 1

Renewable Energy Proposal

Transport Statement/Assessment Methodology for Roads for which Highland Council is Roads Authority

1. Identify all public roads affected by the development. In addition to transportation of all abnormal loads & vehicles (delivery of components) this should also include routes to be used by local suppliers and staff. It is expected that the developer submits a preferred access route for the development. All other access route options should be provided, having been investigated in order to establish their feasibility. This should clearly identify the pros and cons of all the route options and therefore provide a logical selection process to arrive at a preferred route.

2 Establish current condition of the roads. This work which should be undertaken by a consulting engineer acceptable to the Council and will involve an engineering appraisal of the routes including the following:
   - Assessment of structural strength of carriageway including construction depths and road formation where this is likely to be significant in respect of proposed impacts, including non-destructive testing and sampling as required.
   - Road surface condition and profile
   - Assessment of structures and any weight restrictions
   - Road widths, vertical and horizontal alignment and provision of passing places
   - Details of adjacent communities

3 Determine the traffic generation and distribution of the proposals throughout the construction and operation periods to provide accurate data resulting from the proposed development including
   - Nos. of light and heavy vehicles including staff travel
   - Abnormal loads
   - Duration of works

4 Current traffic flows including use by public transport services, school buses, refuse vehicles, commercial users, pedestrians, cyclists and equestrians.

5 Impacts of proposed traffic including
   - Impacts on carriageway, structures, verges etc.
   - Impacts on other road users
   - Impacts on adjacent communities
   - Swept path and gradient analysis where it is envisaged that transportation of traffic could be problematic
   - Provision of Trial Runs to be carried out in order to prove the route is achievable and/or to establish the extent of works required to facilitate transportation

6 Cumulative impacts with other developments in progress and committed developments including other Renewable Energy projects.

7 Proposed mitigation measures to address impacts identified in 5 above, including
   - Carriageway strengthening
   - Strengthening of bridges and culverts
   - Carriageway widening and/or edge strengthening
   - Provision of passing places
   - Road safety measures
   - Traffic management including measures to be taken to ensure that development traffic does not use routes other than the approved routes.

8 Details of residual effects.

The above information is not exhaustive and should be used as a guide to submitting all relevant information in relation to roads, traffic and transportation matters arising from the development proposals, which should be in the form of a Transport Statement/Assessment forming part of the Environmental Statement submission.

13. Water

Impacts on the Water Environment, Cerian Baldwin, SEPA

SEPA welcomes pre-application engagement, but please be aware that SEPA's advice at this stage is based on emerging proposals and it cannot rule out potential further information requests as the project develops. Similarly, SEPA's advice is given without prejudice to its formal planning response, or any decision made on elements of the proposal regulated by it, which may take into account factors not considered at the pre-application or planning stage.

SEPA's advice is divided into two sections, site specific comments and a generic appendix applicable to all windfarm developments. The site specific section should help the developer focus the scope of the assessment whereas the generic appendix provides the detailed survey requirements where applicable.

1 Site specific comments

- Given the presence of existing tracks and infrastructure, the site layout must make best of use of these minimising the disturbance of previously undisturbed ground.
- As much of the site is on peat, SEPA would expect the layout to be designed to minimise the disturbance of peat and be supported by a full site specific Peat Management Plan.
- SEPA notes that a Phase Habitat Survey has already been undertaken. It is clear that much of the site is likely to be peatland and/or wetland, and therefore we request you undertake an NVC survey to determine the presence of Groundwater Dependant Terrestrial Ecosystems.
- Based on the information provided at this stage it seems unlikely that any development will take place within 250 m of a groundwater supply source; if this is the case it would be helpful that the ES confirms this.
- As long as watercourse crossings are designed to accommodate the 1 in 200 year and other infrastructure is located well away from watercourses we do not forsee a need for detailed information on flood risk to be provided.

Detailed generic scoping requirements for windfarm developments

This appendix sets out SEPA's generic scoping information requirements. There may be opportunities to scope out some of the issues below depending on site specific conditions. Evidence must be provided in the submission to support why an issue is not relevant in this site specific instance in order to avoid delay and potential objection.

If there is a delay between scoping and the submission of the application then please refer to SEPA's website for its latest information requirements as they are regularly updated; current best practice must be followed.

SEPA would welcome the opportunity to comment on the draft submission. As we can process files of a maximum size of only 25MB the submission must be divided into appropriately named sections of less than 25MB each.

Site layout

Each of the maps below must detail all proposed upgraded, temporary and permanent site infrastructure. This includes all tracks, excavations, buildings, borrow pits, pipelines, cabling, site compounds, laydown areas, storage areas and any other built elements. Existing built infrastructure should be re-used or upgraded wherever possible to minimise the extent of new works in previously undisturbed ground. For example, a layout which makes use of lots of spurs or loops is unlikely to be acceptable.

Engineering activities in the water environment

The site layout must be designed to avoid impacts upon the water environment. Where activities such as watercourse crossings, watercourse diversions, water abstractions or other engineering activities in the water environment cannot be avoided then the submission must include:

a) A map showing all proposed temporary or permanent infrastructure overlain with all lochs and watercourses;

b) A buffer of at least 50 m demarcated around each loch or watercourse. If this minimum buffer cannot be achieved each breach must be numbered on a plan with an associated photograph of the location, dimensions of the loch or watercourse, drawings of what is proposed in terms of engineering works, volumes and timings of any abstractions and what mitigation measures are to be put in place;

c) Each plan must detail the layout of all proposed mitigation including all cut off drains, location, number and size of settlement ponds.

Further advice and best practice guidance is available within the water ***engineering*** section of SEPA's website. Guidance on the design of water crossings can be found in ***Construction of River Crossings Good Practice Guide***.

Reference should be made to Appendix 2 of ***Standing Advice*** for advice on flood risk. Watercourse crossings should be designed to accommodate the 1 in 200 year flow, or information provided to justify smaller structures. If it is thought that the development could result in an increased risk of flooding to a nearby receptor then a Flood Risk Assessment must be submitted in support of the planning application. Our ***Technical flood risk guidance for stakeholders*** outlines the information we require to be submitted as part of a Flood Risk Assessment.

Disturbance and re-use of excavated peat and other carbon rich soils

Scottish Planning Policy (SPP) states (Paragraph 205) that "Where peat and other carbon rich soils are present, applicants should assess the likely effects of development on carbon dioxide (CO2) emissions. Where peatland is drained or otherwise disturbed, there is liable to be a release of CO2 to the atmosphere. Developments should aim to minimise this release."

The planning submission should a) demonstrate how the layout has been designed to minimise disturbance of peat and consequential release of CO2 and b) outline the preventative/mitigation measures to avoid significant drying or oxidation of peat through, for example, the construction of access tracks, drainage channels, cable trenches, or the storage and re-use of excavated peat.
The submission must include:

a) A detailed map of peat depths (this must be to full depth and follow the survey requirement of the Scottish Governments Development on Peat: Site Surveys and Best Practice) with all the built elements (including peat storage areas) overlain to demonstrate how the development avoids areas of deep peat and other sensitive receptors such as GWDTE.

b) A table which details the quantities of acrotelmic, catotelmic and amorphous peat which will be excavated for each element and where it will be re-used during reinstatement. Details of the proposed widths and depths of any peat to be re-used and how it will be kept wet must be included.

To avoid delay and potential objection proposals must be in accordance with Guidance on the Assessment of Peat Volumes, Reuse of Excavated Peat and Minimisation of Waste and our Regulatory Position Statement – Developments on Peat.

Dependant upon the volumes of peat likely to be encountered and the scale of the development, applicants must consider whether a full Peat Management Plan (as detailed in the above guidance) is required or whether the above information would be best submitted as part of the schedule of mitigation.

Please note we do not validate carbon balance assessments, but our advice on peat management options may need to be taken into consideration when you consider such assessments.

Disruption to Groundwater Dependant Terrestrial Ecosystems (GWDTE)

GWDTE are protected under the Water Framework Directive and therefore the layout and design of the development must avoid impact on such areas. The following information must be included in the submission:

a) A map demonstrating that all GWDTE are outwith a 100m radius of all excavations shallower than 1m and outwith 250m of all excavations deeper than 1m and proposed groundwater water abstractions. If micro-siting is to be considered as a mitigation measure the distance of survey needs to be extended by the proposed maximum extent of micro-siting. The survey needs to extend beyond the site boundary where the distances require it.

b) If the above minimum buffers cannot be achieved, a detailed site specific qualitative and/or quantitative risk assessment will be required. We are likely to seek conditions securing appropriate mitigation for all GWDTE affected.

Please refer to ***Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystems*** for further advice and the minimum information we require to be submitted. The checklist form provided in Appendix 2 of this letter must be completed and submitted with the above information.

Existing groundwater abstractions

Excavations and other construction works can disrupt groundwater flow and impact on existing groundwater abstractions. The submission must include:

a) A map demonstrating that all existing groundwater abstractions are outwith a 100m radius of all excavations shallower than 1m and outwith 250m of all excavations deeper than 1m and proposed groundwater water abstractions. If micro-siting is to be considered as a mitigation measure the distance of survey needs to be extended by the proposed maximum extent of micro-siting. The survey needs to extend beyond the site boundary where the distances require it.

b) If the above minimum buffers cannot be achieved, a detailed site specific qualitative and/or quantitative risk assessment will be required. We are likely to seek conditions securing appropriate mitigation for all existing groundwater abstractions affected.

Please refer to ***Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystems*** for further advice on the minimum information we require to be submitted.

Borrow pits

Scottish Planning Policy (SPP) states (Paragraph 243) that "Borrow pits should only be permitted if there are significant environmental or economic benefits compared to obtaining material from local quarries, they are time-limited; tied to a particular project and appropriate reclamation measures are in place." The submission should provide sufficient information to address this policy statement.

In accordance with Paragraphs 52 to 57 of Planning Advice Note 50 ***Controlling the Environmental Effects of Surface Mineral Workings*** (PAN 50) a Site Management Plan should be submitted in support of any application. A map of all proposed borrow pits must be submitted along with a site specific plan of each borrow pit detailing:

a) Sections showing the nature, area and depth of working in relation to the existing water table height and the volumes of dewatering required;

b) A site map showing how surface water run-off and dewatering will be managed on site including cut off drains, silt management devices and settlement lagoons;

c) A site map showing the location of any watercourses and how these are being avoided during the operation of the site. If this is not possible please refer to Section 2 below.

d) A site map showing the location of pollution prevention measures such as spill kits, oil interceptors, any drainage associated with welfare facilities, recycling and bin storage and vehicle washing areas;

e) A site map showing where any overburden will be stored including details of the heights and dimensions of each store, how long the material will be stored for and how it will be kept fit for restoration purposes;

f) Sections and plans detailing how restoration will be progressed including the phasing, profiles, depths and types of material to be used;

g) A site log sheet detailing how often the pollution prevention and drainage measures will be checked and maintained which will be kept on site ready for inspection at any time.

Pollution prevention and environmental management

One of SEPA's key interests in relation to developments is pollution prevention measures during the periods of construction, operation, maintenance, demolition and restoration.

A schedule of mitigation supported by the above site specific maps and plans must be submitted. These must include reference to best practice pollution prevention and construction techniques, regulatory requirements, the daily responsibilities of ECOWS, how site inspections will be recorded and acted upon and any proposals to fund a planning monitoring enforcement officer. Please refer to the ***Pollution prevention guidelines***.

Decommissioning / Repowering

Any proposal to discard materials that are likely to be classed as waste would be unacceptable under current waste management licensing, and under waste management licensing at time of decommissioning if a similar regulatory framework exists at that time. Further guidance on this may be found in the document ***Is it waste - Understanding the definition of waste.***

The environmental assessment process should take this waste regulatory position, and the need to demonstrate waste minimisation, into account from the outset in designing the layout and in developing the general principles for the site of decommissioning or repowering.

Regulatory requirements

Any proposed engineering works within the water environment will require authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). Any management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011.Any proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012.

Details of regulatory requirements and good practice advice for the applicant can be found on the ***Regulations section*** of SEPA's website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at Graesser House, Fodderty Way, Dingwall Business Park, Dingwall IV15 9XB Tel: 01349 862 021.

Key Points	Assessments to be carried out and/or submitted with application
To **avoid delay and potential objection** the following information must be submitted in support of the application. a) Map and assessment of all engineering works within and near the water environment including buffers, details of any flood risk assessment and details of any related CAR applications; b) Map and assessment of impacts upon Groundwater Dependent Terrestrial Ecosystems and buffers; c) Map and assessment of impacts upon groundwater abstractions and buffers;	See above for details

d) Peat depth survey and table detailing re-use proposals; e) Map and site layout of borrow pits; f) Schedule of mitigation including pollution prevention measures; g) Quarry or Borrow Pit Site Management Plan of pollution prevention measures; h) Map of proposed waste water drainage layout; i) Map of proposed surface water drainage layout; j) Map of proposed water abstractions including details of the proposed operating regime; k) Decommissioning statement.	

Impact of Flooding, Alison Fernie, Flood Risk Management Team

The Highland Council Flood Risk Management Team has reviewed the information provided and has the following advice for the applicant at this stage. The Team would be happy to provide comment on any further draft proposals prior to the formal submission of the planning application.

A number of watercourses are located within and along the site boundary. We believe that, through careful siting of the infrastructure, flood risk from these sources can be avoided. Should any infrastructure be located within close proximity of any of the watercourses, we would request that a Flood Risk Assessment is submitted to demonstrate that the development is not at risk from flooding and will not increase flood risk elsewhere. Development or land raising within any flood plain should be avoided. If this cannot be achieved, further consultation with the Flood Risk Management Team will be required.

The access route(s) to the site may need to cross the existing watercourses. Culverting of watercourses should be avoided unless there is no practical alternative. Any new or upgraded culverts or bridges should be adequately designed to accommodate the 1 in 200 year flows (including a 20% allowance for climate change) to avoid increasing the risk of flooding. Analysis of the impact of any proposed new bridges/crossings should be submitted for review.

We would request that a Drainage Impact Assessment (DIA) be submitted. The DIA should include details relating to any existing field drains and the management of surface water drainage which should be designed in line with general Sustainable Drainage Systems (SuDS) principles. The Applicant should demonstrate, within the proposals submitted, any mitigation measures to manage the residual risk of overland flow/pluvial flooding.

Natural Flood Management Techniques should always be applied to reduce the rate of runoff where possible.

Tracks should not act as preferential pathways for runoff and efforts should be made to retain the existing drainage network.

Appropriate drainage is required to restrict runoff to pre-development rates and to minimise erosion to existing watercourses. The DIA should ensure that post development runoff rate is no greater than pre-development runoff rate (i.e. greenfield runoff) for all return periods up to the 1 in 200 year event (Including an allowance for Climate Change).

Runoff from all events up to and including the 1 in 200 year event should be managed within the site boundary, with no flooding to critical roads or buildings, and evidence as to how this will be achieved

should be included within the DIA.

A minimum buffer strip of 10m should be kept free from development from the top of bank(s) of any watercourse/waterbody. Storage of materials within this area during construction is not permitted.

Please refer to the Supplementary Guidance: Flood Risk and Drainage Impact Assessment, available from the Highland Council website, for further detailed requirements for addressing flood risk and drainage.

Key Points	Assessments to be carried out and/or submitted with application
• 10m buffer zone around waterbodies • Management of surface water to be assessed in a Drainage Impact Assessment for events up to the 1 in 200 year return period • Discharge to be limited to greenfield runoff rates. • Flood Risk Assessment may be required.	• Drainage Impact Assessment

14. Built and Cultural Heritage

Impact on the Historic Environment, Kirsty Cameron, Historic Environment Team

It is considered unlikely that cultural heritage will be a significant concern in this case. The area was surveyed in 2005 no sites of archaeological or historic interest were recorded in this area at that time. Additionally, given the altitude (and consequent presumed lack of previous human activity), the potential for the discovery of new sites of archaeological interest is considered to be low. Given the lack of sites of cultural significance in the wider area, and following analysis of the ZTV as provided by the applicant, indirect impacts of the proposed development to sites of archaeological or historic interest are considered to be minimal.

Please contact the Historic Environment Team if you require further clarification on any of the above

Key Points	Assessments to be carried out and/or submitted with application
• The potential for upstanding and/or buried archaeological remains to be present within the development is area is considered to be low. • The potential for the setting of important archaeological remains and listed buildings to be impacted by the development is considered to be low.	• Assessment in this case need not give detailed consideration to direct or indirect impacts of the proposed development to cultural heritage. • Requirements laid out in Highland Council Standards for Archaeological Work will need to be met when undertaking any historic environment assessment.

Impact on the Historic Environment, Nicola Hall, Historic Environment Scotland

Historic Environment Scotland, have considered the development proposal from its statutory remit. That is, world heritage sites, scheduled monuments, category A-listed buildings, gardens and designed landscapes and battlefields in their respective Inventories and Historic Marine Protected Areas. Its online portal includes information and GIS spatial downloads for these designations: http://portal.historic-scotland.gov.uk/

As none of the above are likely to be affected, the proposal does not raise significant issues for Historic Environment Scotland interests. However, impacts on the historic environment should be assessed.

Key Points	Assessments to be carried out and/or submitted with application
The development proposal comprises a wind farm extension consisting of up to 6 turbines and associated infrastructure. This would be located next to the operational Lochluichart and Corriemollie wind farms. The proposal does not raise significant issues for our interests. However, impacts on the historic environment should be assessed. Your Historic Environment Team will also be able to advise on potential impacts on the historic environment. Any application should be assessed by your Council against local and national policy and guidance on the historic environment. Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at: www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes	The applicant should include an assessment of any potential direct (i.e. physical) and indirect (i.e. the setting of a heritage asset) impacts on the historic environment. In undertaking their assessment, the applicant may find the following advice useful: **Environmental Impact Assessment FAQ's:** https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/environmental-assessment/assessing-impacts-on-the-historic-environment/ **Managing Change in the Historic Environment: Setting Guidance (2016):** https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549

16. Pre-application Procedures/Guidance

Public consultation should be undertaken as the proposals develop to help both gauging the opinion of the local community and also scoping potential areas of conflict which could be addressed prior to submission of the application.

When carrying out community consultation we recommend that full consideration is taken of Scottish Government Planning Advice Note 3/2010 - Community Engagement. This includes the standards for community involvement which should be adhered to. These standards are:

- Involvement
- Support
- Planning
- Methods
- Working together
- Sharing information
- Working with others
- Improvement
- Feedback
- Monitoring and evaluation

It is advisable to take into consideration all of the comments made by members of the public before a planning application is submitted to ensure that the public feel they have had an influence over the

proposals. For public consultation it may be useful to use the SP=EED tool developed by Planning Aid Scotland. This builds on the Standards for Community Engagement set out in PAN 3/2010. This is available online at http://www.planningaidscotland.org.uk.

Design Review Panels

The purpose of design review panels are to raise the quality of the built environment by securing well designed places and buildings that respect and contribute positively to their settings, promote aspiration and a sense of belonging and use resources sensibly. The Highland Council facilitates a Design Review Panel for major and locally significant developments in Inverness providing timely, well-reasoned, constructive design advice in the run-up to submission of a planning application.

The Council do not consider, at this time, that your proposal would benefit from the design review process, however if you wish your project to be considered by the Inverness Design Review Panel please contact Una Lee using the details at the end of this pack.

Architecture and Design Scotland

Architecture and Design Scotland is the national champion for good architecture and sustainable place making. Their primary focus is on development of national importance and/or strategic significance but they also consider other projects that raise design issues of wider relevance. Two forums of direct engagement are offered by Architecture and Design Scotland, Design Forum Workshops and written scoping responses. The forum comprises an Architecture and Design Scotland Design Advisor and independent panel members that represent a broad variety of design and development professionals, all of whom have a thorough understanding of design and track record of achievement.

Processing Agreements

A processing agreement is a way of helping developers, the Council and relevant stakeholders work together through the planning process. It involves setting out the key stages involved in deciding a planning application, identifying what information is required from whom and setting time scales for the various stages of the process.

The Council actively encourages the use of processing agreements for major applications. You are advised to contact the Council's Major Application Team with a view to agreeing a Processing Agreement at the earliest possible opportunity. Contact details are provided in section 18 towards the end of this pack.

Proposal of Application Notice

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 require that for any major development pre-application consultation must be undertaken. This requires a formal Proposal of Application Notice to be submitted to the Planning Authority at least 12 weeks prior to any formal planning application being lodged and any subsequent planning application must be accompanied by a Pre-application Community Consultation report. Further information is provided on the Council website, see:

http://www.highland.gov.uk/yourenvironment/planning/pre-application-advice/statutory-preapplication-consultation.htm

Environmental Impact Assessment Screening

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 requires that this proposal must be screened to determine whether an Environmental Impact Assessment (EIA) is required to support a planning application. A formal request for a Screening Opinion/s should be made in writing to the Planning Authority. An EIA Screening Opinion form can be downloaded from the Councils website by following the link below. At present it is not possible to do this online.

http://www.highland.gov.uk/yourenvironment/planning/planningapplications/applyforplanningpermission.htm

Community Councils

In terms of the appropriate Community Councils to consult, the proposal is located within the Garve and District Community Council area. A development of the nature proposed may affect a number of adjacent Community Councils, as such it is recommended that adjacent Community Councils are also consulted. The Ward Manager Robbie Bain can provide advice further in this regard if required. Contact details for all community Councils can be found on the link below:
http://www.highland.gov.uk/livinghere/communitiesandorganisations/communitycouncils/

Access

It would be beneficial to at this stage consult with the local Disability Access Panel. The contact details for your local panel are:

- Ross & Cromarty Disability Access Group, PO Box 32, Muir of Ord, Ross-shire, IV6 7WE. Telephone: 01349 861956

For general advice in relation to the removal of barriers and the promotion of equal access for all people affected by disability for your development contact the Scottish Disability Equality Forum, 12 Enterprise House, Springkerse Business Park, Stirling, FK7 7UF. Telephone: (01786) 446456.

Councillors Code of Conduct

It would be beneficial for you to be familiar with the Councillors' Code of Conduct. This is available online from the Scottish Government's website.

17. Any other appropriate information

Gaelic

In line with the Council's ongoing commitment to promote the increased use of Gaelic in developments within the Highlands, you are encouraged to consider the use of bilingual signs - both internal and external - as part of your proposal. Our Gaelic Translation Officers are able to provide additional advice and help with translations, if required.
For further information and guidance, please contact the Council's Gaelic Translation Officer on (01463) 724287 or visit http://www.gaidhealtachd.gov.uk.
To download a copy of the Council's 'Using Gaelic in Signs' advice note, please visit:
http://www.highland.gov.uk/yourenvironment/planning/planningapplications/Adviceandguidance.htm.
For details on grant funding for bilingual signage, please contact Comunn na Gàidhlig on (01463) 724287 or visit www.cnag.org.uk.

18. Contacts

Development & Infrastructure Kintail House Beechwood Business Park Inverness IV2 3BW	**E-mail** majorpreapps@highland.gov.uk	**Phone** 01463 255184

Highland Council		
Contact	**Email**	**Phone**
David Mudie, Team Leader - Development Management	david.mudie@highland.gov.uk	01463 255205
Alison Fernie, Flood Risk Management	Alison.fernie2@highland.gov.uk	01349 868800
Kirsty Cameron, Historic Environment	Kirsty.cameron@highland.gov.uk	01463 702504
Fred McIntosh, Transport Development Officer	Fred.mcIntosh@highland.gov.uk	01463 252941
Robin Fraser, Environmental Health	Robin.fraser@highland.gov.uk	01349 868445

Rhiannon Barbour, Graduate Planner, Policy	rhiannon.barbour@highland.gov.uk	01463 702291
Robbie Bain, Ward Manager - Wester Ross, Strathpeffer and Lochalsh	robbie.bain@highland.gov.uk	01349 868626
Outside Agencies		
Nicola Hall, Senior Heritage Management Officer, Historic Environment Scotland	Nicola.Hall@hes.scot	0131 668 8092
Cerian Baldwin, SEPA	Planning.Dingwall@sepa.org.uk	01349 860415
Liz McLachlan, Area Officer, SNH	liz.mclachlan@snh.gov.uk	01349 865333

Planning Application Submission Checklist		
If there is a tick next to one of the following documents then we will require you to submit it along with your application for planning permission. If you choose not to follow our advice and do not submit one of the required documents then we will expect a justification for this. A form for this which should be submitted with your application is available to download from http://www.highland.gov.uk/		
Natural Heritage	Landscape and Visual Impact Assessment	x
	Landscape Plan	
	Landscape Maintenance/Management Plan	
	Protected Habitat Survey	x
	Protected Species Survey	x
	Tree Survey	
Design	Design Brief and/or Master Plan	
	Design and Access Statement	x
	Sustainable Design Statement	xx
Amenity	Contaminated Land Report	
	Dust Survey	
	Noise Impact Assessment	x
	Waste Strategy	x
Transport and Wider Access	Green Travel Framework	
	Scottish Transport Appraisal Guidance (STAG)	
	Transport Assessment	x
Water	Flood Risk Assessment	x
	Sustainable Urban Drainage System Plan	x
Built and Cultural Heritage	Archaeology watching brief/Site investigations	x
	Conservation Statement	
	Structural Survey	
Public Consultations	Pre-application Consultation Report	x
Miscellaneous	Minerals (mitigation and restoration management plan)	x
	Retail Assessment	
Any other appropriate document		

Environmental Impact Assessment

Screening

The Council is obliged to screen development proposals that may require an Environmental Impact Assessment (EIA). Unless specifically requested it is not the Council's intention to automatically screen proposals and issue a formal Screening Opinion.

The Highland Council Screening response was issued on…….	
The Highland Council Screening response is attached	
The Highland Council Screening response **is not** attached because it was not requested.	x

Scoping

Where a proposal has been determined to require an EIA, and therefore will require the production of an Environmental Statement, we aim to give a Scoping response at this stage if we have not already been approached to do so.

The Highland Council Scoping Response was issued on….	
The Highland Council Scoping Response is attached	
The Highland Council Scoping Response **is not** attached because it was not requested.	x