

*Loch Kemp Storage - EIA Report*

*Appendix 6.2: Highland Wide Local Development Plan  
(HwLDP) Policies Relevant to the Proposed Development*

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## Appendix 6.2 Highland Wide Local Development Plan (HwLDP) Policies Relevant to the Proposed Development

HwLDP Policies	Policy Wording
Policy 28: Sustainable Design	<p>The Council will support developments which promote and enhance the social, economic and environmental wellbeing of the people of Highland.</p> <p>Proposed developments will be assessed on the extent to which they:</p> <ul style="list-style-type: none"> <li>• are compatible with public service provision (water and sewerage, drainage, roads, schools, electricity);</li> <li>• are accessible by public transport, cycling and walking as well as car;</li> <li>• maximise energy efficiency in terms of location, layout and design, including the utilisation of renewable sources of energy and heat;</li> <li>• are affected by physical constraints described in Physical Constraints on Development: Supplementary Guidance;</li> <li>• make use of brownfield sites, existing buildings and recycled materials;</li> <li>• demonstrate that they have sought to minimise the generation of waste during the construction and operational phases. (This can be submitted through a Site Waste Management Plan);</li> <li>• impact on individual and community residential amenity;</li> <li>• impact on non-renewable resources such as mineral deposits of potential commercial value, prime quality agricultural land, or approved routes for road and rail links;</li> <li>• impact on the following resources, including pollution and discharges, particularly within designated areas: <ul style="list-style-type: none"> <li>○ habitats</li> <li>○ freshwater systems</li> <li>○ species</li> <li>○ marine systems</li> <li>○ landscape</li> <li>○ cultural heritage</li> <li>○ scenery</li> <li>○ air quality;</li> </ul> </li> <li>• demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environment and in making use of appropriate materials;</li> <li>• promote varied, lively and well-used environments which will enhance community safety and security and reduce any fear of crime;</li> <li>• accommodate the needs of all sectors of the community, including people with disabilities or other special needs and disadvantaged groups; and</li> <li>• contribute to the economic and social development of the community.</li> </ul> <p>Developments which are judged to be significantly detrimental in terms of the above criteria will not accord with this Local Development Plan. All development proposals must demonstrate compatibility with the Sustainable Design Guide: Supplementary Guidance, which requires that all developments should:</p> <ul style="list-style-type: none"> <li>• conserve and enhance the character of the Highland area;</li> <li>• use resources efficiently;</li> <li>• minimise the environmental impact of development;</li> <li>• enhance the viability of Highland communities.</li> </ul>

	<p>Compatibility should be demonstrated through the submission of a Sustainable Design Statement where required to do so by the Guidance.</p> <p>All developments must comply with the greenhouse gas emissions requirements of the Sustainable Design Guide</p> <p>In the relatively rare situation of assessing development proposals where the potential impacts are uncertain, but where there are scientific grounds for believing that severe damage could occur either to the environment or the wellbeing of communities, the Council will apply the precautionary principle.</p> <p>Where environmental and/or socio-economic impacts of a proposed development are likely to be significant by virtue of nature, size or location, The Council will require the preparation by developers of appropriate impact assessments. Developments that will have significant adverse effects will only be supported if no reasonable alternatives exist, if there is demonstrable over-riding strategic benefit or if satisfactory overall mitigating measures are incorporated.</p>
<p>Policy 29: Design Quality and Placemaking</p>	<p>New development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located, where appropriate, and should consider the incorporation of public art as a means of creating a distinct sense of place and identity in line with the Council's Public Art Strategy for the Highlands. Applicants should demonstrate sensitivity and respect towards the local distinctiveness of the landscape, architecture, design and layouts in their proposals.</p> <p>The design and layout of new residential development proposals should focus on the quality of places and living environments for pedestrians rather than movement of vehicles, and should incorporate all of the six qualities of successful places. Further guidance on this policy topic will be provided in the Council's Residential Layout: Supplementary Guidance.</p> <p>Where relevant, the Council will judge proposals in terms of their contribution to place-making. Proposals should have regard to the historic pattern of development and landscape in the locality and should, where relevant, be an integral part of the settlement. The Council will examine proposals to ensure that people of all abilities can move safely and conveniently within the development and, where appropriate, to facilities in other parts of the settlement.</p>
<p>Policy 30: Physical Constraints</p>	<p>Developers must consider whether their proposals would be located within areas of constraints as set out in Physical Constraints: Supplementary Guidance. The main principles of the guidance are:</p> <ul style="list-style-type: none"> <li>• to provide developers with up to date information regarding physical constraints to development in Highland; and</li> <li>• to ensure proposed developments do not adversely affect human health and safety or pose risk to safeguarded sites.</li> </ul> <p>Where a proposed development is affected by any of the constraints detailed within the guidance, developers must demonstrate compatibility with the constraint or outline appropriate mitigation measures to be provided.</p>
<p>Policy 31: Developer Contributions</p>	<p>For development proposals which create a need for new or improved public services, facilities or infrastructure, the Council will seek from the developer a fair and reasonable contribution in cash or kind towards these additional costs or requirements. Such contributions will be proportionate to the scale and nature of the development proposed and may be secured through a Section 75 obligation or other legal agreement as necessary. Other potential adverse impacts of any development proposal will normally be addressed by planning condition but may also require a contribution secured by agreement.</p> <p>The principles that guide the preparation of the Developer Contributions: Supplementary Guidance are:</p>

	<ul style="list-style-type: none"> <li>• Fair and proportionate developer contributions for all developments on sites allocated in either the Highland wide Local Development Plan or one of the area local development plans or in terms of windfall development;</li> <li>• Developer contributions will be sought where a need for new or improved services, facilities or infrastructure has been identified that relates directly to the proposed development;</li> <li>• Flexibility in approach to ensure that development can be brought forward in difficult economic circumstances while ensuring that the development has no net detriment;</li> <li>• Facilitate informed decision making by those involved in the development process, allowing potential financial implications to be factored into development appraisals prior to commercial decisions and actions being undertaken.</li> </ul>
<p>Policy 51: Trees and Development</p>	<p>The Council will support development which promotes significant protection to existing hedges, trees and woodlands on and around development sites. The acceptable developable area of a site is influenced by tree impact, and adequate separation distances will be required between established trees and any new development. Where appropriate a woodland management plan will be required to secure management of an existing resource.</p> <p>The Council will secure additional tree/hedge planting within a tree planting or landscape plan to compensate removal and to enhance the setting of any new development. In communal areas a factoring agreement will be necessary.</p> <p>The Council's Trees, Woodland and Development Supplementary Guidance will be adopted as statutory supplementary guidance. The guidance will identify the main principles for the protection and management of trees and woodland in relation to new development. It will:</p> <ul style="list-style-type: none"> <li>• identify key relevant legislation and regulation;</li> <li>• establish the key factors for assessment of development sites in relation to the presence of trees;</li> <li>• give guidance on preparation of tree protection, management, planting and landscape plans;</li> <li>• for developments involving a significant element of woodland, give advice on the need for a woodland management plan;</li> <li>• provide advice for development within existing woodland on the potential for woodland removal and need for compensatory planting;</li> <li>• generally support well planned developments which are designed to create and coexist with significant areas of new woodland.</li> </ul>
<p>Policy 52: Principle of Development in Woodland</p>	<p>The applicant is expected to demonstrate the need to develop a wooded site and to show that the site has capacity to accommodate the development. The Council will maintain a strong presumption in favour of protecting woodland resources. Development proposals will only be supported where they offer clear and significant public benefit. Where this involves woodland removal, compensatory planting will usually be required.</p> <p>The Council will consider major development proposals against their socio economic impact on the forestry industry within the locality, the economic maturity of the woodland, and the opportunity for the proposals to coexist with forestry operations.</p> <p>For housing proposals within existing woodland, applicants must pay due regard to its integrity and longer term management.</p> <p>In all cases there will be a stronger presumption against development where it affects inventoried woodland, designated woodland or other important features (as defined in Trees, Woodland and Development Supplementary Guidance).</p> <p>All proposals affecting woodland will be assessed against conformity with the Scottish Government's Policy on Control of Woodland Removal.</p>

	<p>The current Highland Forest and Woodland Strategy will be considered as a material consideration. It is the intention that future reviews of the strategy will be adopted as supplementary guidance.</p> <p>The Highland Forest and Woodland Strategy reflects the strategic directions of the Scottish Forest Strategy developing its priorities for action at the regional level and through its key principles seeks to:</p> <ul style="list-style-type: none"> <li>• ensure sustainability;</li> <li>• increase the community benefit from forestry and woodlands;</li> <li>• identify opportunities for forest and woodland expansion compatible with other interests;</li> <li>• improve existing forests and woodland to enhance forestry's contribution to the economy and environment of Highland;</li> <li>• work with partners to address economic and infrastructure issues;</li> <li>• retain and enhance the level of funding for forestry in Highland.</li> </ul>
Policy 55: Peat and Soils	<p>Development proposals should demonstrate how they have avoided unnecessary disturbance, degradation or erosion of peat and soils.</p> <p>Unacceptable disturbance of peat will not be permitted unless it is shown that the adverse effects of such disturbance are clearly outweighed by social, environmental or economic benefits arising from the development proposal.</p> <p>Where development on peat is clearly demonstrated to be unavoidable then The Council may ask for a peatland management plan to be submitted which clearly demonstrates how impacts have been minimised and mitigated.</p> <p>New areas of commercial peat extraction will not be supported unless it can be shown that it is an area of degraded peatland which is clearly demonstrated to have been significantly damaged by human activity and has low conservation value and as a result restoration is not possible.</p> <p>Proposals must also demonstrate to the Council's satisfaction that extraction would not adversely affect the integrity of nearby Natura sites containing areas of peatland.</p>
Policy 56: Travel	<p>Development proposals that involve travel generation must include sufficient information with the application to enable the Council to consider any likely on- and off- site transport implications of the development and should:</p> <ul style="list-style-type: none"> <li>• be well served by the most sustainable modes of travel available in the locality from the outset, providing opportunity for modal shift from private car to more sustainable transport modes wherever possible, having regard to key travel desire lines;</li> <li>• in particular, the Council will seek to ensure that opportunities for encouraging walking and cycling are maximised;</li> <li>• be designed for the safety and convenience of all potential users;</li> <li>• incorporate appropriate mitigation on site and/or off site, provided through developer contributions where necessary, which might include improvements and enhancements to the walking/cycling network and public transport services, road improvements and new roads; and</li> <li>• incorporate an appropriate level of parking provision, having regard to the travel modes and services which will be available and key travel desire lines and to the maximum parking standards laid out in Scottish Planning Policy or those set by the Council.</li> </ul> <p>When development proposals are under consideration, the Council's Local Development Strategy will be treated as a material consideration.</p>

	<p>The Council will seek to ensure that locations with potential for introducing bus priority measures are protected from development.</p> <p>The Council will seek the implementation and monitoring of Green Travel Plans in support of significant travel generating developments.</p> <p>Development proposals that are likely to affect the operation of any level crossing will be considered in accordance with the relevant part of the supplementary guidance associated with Policy 30: Physical Constraints.</p> <p>Where site masterplans are prepared, they should include consideration of the impact of proposals on the local and strategic transport network. In assessing development proposals, the Council will also have regard to any implications arising from the relevant Core Paths Plan and will apply the terms of Policy 77: Public Access.</p>
<p>Policy 57: Natural, Built &amp; Cultural Heritage</p>	<p>All development proposals will be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting, in the context of the policy framework detailed in Appendix 2. The following criteria will also apply:</p> <ol style="list-style-type: none"> <li>1. For features of local/regional importance we will allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource.</li> <li>2. For features of national importance we will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource. Where there may be any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance. It must also be shown that the development will support communities in fragile areas who are having difficulties in keeping their population and services.</li> <li>3. For features of international importance developments likely to have a significant effect on a site, either alone or in combination with other plans or projects, and which are not directly connected with or necessary to the management of the site for nature conservation will be subject to an appropriate assessment. Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, we will only allow development if there is no alternative solution and there are imperative reasons of overriding public interest, including those of a social or economic nature. Where a priority habitat or species (as defined in Annex 1 of the Habitats Directive) would be affected, development in such circumstances will only be allowed if the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment, or other reasons subject to the opinion of the European Commission (via Scottish Ministers). Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, the proposal will not be in accordance with the development plan within the meaning of Section 25(1) of the Town and Country Planning(Scotland) Act 1997.</li> </ol> <p>Note: Whilst Appendix 2 groups features under the headings international, national and local/regional importance, this does not suggest that the relevant policy framework will be any less rigorously applied. This policy should also be read in conjunction with the Proposal Map.</p> <p>The Council intends to adopt the Supplementary Guidance on Wild Areas in due course. The main principles of this guidance will be:</p> <ul style="list-style-type: none"> <li>• to provide mapping of wild areas;</li> <li>• to give advice on how best to accommodate change within wild areas whilst safeguarding their qualities;</li> <li>• to give advice on what an unacceptable impact is; and</li> </ul>

	<ul style="list-style-type: none"> <li>to give guidance on how wild areas could be adversely affected by development close to but not within the wild area itself.</li> </ul> <p>In due course the Council also intends to adopt the Supplementary Guidance on the Highland Historic Environment Strategy. The main principles of this guidance will ensure that:</p> <ul style="list-style-type: none"> <li>Future developments take account of the historic environment and that they are of a design and quality to enhance the historic environment bringing both economic and social benefits;</li> <li>It sets a proactive, consistent approach to the protection of the historic environment.</li> </ul>
<p>Policy 58: Protected Species</p>	<p>Where there is good reason to believe that a protected species may be present on site or may be affected by a proposed development, we will require a survey to be carried out to establish any such presence and if necessary a mitigation plan to avoid or minimise any impacts on the species, before determining the application.</p> <p>Development that is likely to have an adverse effect, individually and/or cumulatively, on European Protected Species (see Glossary) will only be permitted where:</p> <ul style="list-style-type: none"> <li>There is no satisfactory alternative;</li> <li>The development is required for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; and</li> <li>The development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.</li> </ul> <p>Development that is likely to have an adverse effect, individually and/or cumulatively, on protected bird species (see Glossary) will only be permitted where:</p> <ul style="list-style-type: none"> <li>There is no other satisfactory solution; and</li> <li>The development is required in the interests of public health or public safety.</li> </ul> <p>This will include but is not limited to avoiding adverse effects, individually and/or cumulatively, on the populations of the following priority protected bird species:</p> <ul style="list-style-type: none"> <li>Species listed in Annex 1 of the EC Birds Directive;</li> <li>Regularly occurring migratory species listed in Annex II of the Birds Directive;</li> <li>Species listed in Schedule 1 of the Wildlife and Countryside Act 1981 as amended;</li> <li>Birds of conservation concern.</li> </ul> <p>Development that is likely to have an adverse effect, individually and/or cumulatively (see glossary), on other protected animals and plants (see Glossary) will only be permitted where the development is required for preserving public health or public safety.</p> <p>Development proposals should avoid adverse disturbance, including cumulatively, to badgers and badger setts, protected under the Protection of Badgers Act 1992(as amended by the Nature Conservation (Scotland) Act 2004.</p>
<p>Policy 59: Other Important Species</p>	<p>The Council will have regard to the presence of and any adverse effects of development proposals, either individually and/or cumulatively, on the Other Important Species which are included in the lists below, if these are not already protected by other legislation or by nature conservation site designations:</p> <ul style="list-style-type: none"> <li>Species listed in Annexes II and V of the EC Habitats Directive;</li> <li>Priority species listed in the UK and Local Biodiversity Action Plans;</li> <li>Species included on the Scottish Biodiversity List.</li> </ul>



	<p>We will use conditions and agreements to ensure detrimental affect on these species is avoided.</p>
Policy 60: Other Important Habitats	<p>The Council will seek to safeguard the integrity of features of the landscape which are of major importance because of their linear and continuous structure or combination as habitat “stepping stones” for the movement of wild fauna and flora. (Article 10 Features). The Council will also seek to create new habitats which are supportive of this concept.</p> <p>The Council will have regard to the value of the following Other Important Habitats, where not protected by nature conservation site designations (such as natural water courses), in the assessment of any development proposals which may affect them either individually and/or cumulatively: Habitats listed in Annex I of the EC Habitats Directive;</p> <ul style="list-style-type: none"> <li>• Habitats of priority and protected bird species (see Glossary);</li> <li>• Priority habitats listed in the UK and Local Biodiversity Action Plans;</li> <li>• Habitats included on the Scottish Biodiversity List.</li> </ul> <p>The Council will use conditions and agreements to ensure that significant harm to the ecological function and integrity of Article 10 Features and Other Important Habitats is avoided. Where it is judged that the reasons in favour of a development clearly outweigh the desirability of retaining those important habitats, the Council will seek to put in place satisfactory mitigation measures, including where appropriate consideration of compensatory habitat creation.</p>
Policy 61: Landscape	<p>New developments should be designed to reflect the landscape characteristics and special qualities identified in the Landscape Character Assessment of the area in which they are proposed. This will include consideration of the appropriate scale, form, pattern and construction materials, as well as the potential cumulative effect of developments where this may be an issue. The Council would wish to encourage those undertaking development to include measures to enhance the landscape characteristics of the area. This will apply particularly where the condition of the landscape characteristics has deteriorated to such an extent that there has been a loss of landscape quality or distinctive sense of place. In the assessment of new developments, the Council will take account of Landscape Character Assessments, Landscape Capacity Studies and its supplementary guidance on Siting and Design and Sustainable Design, together with any other relevant design guidance.</p> <p>Note: The principles and justification underpinning the Council’s approach to sustainable developments are contained in the supplementary guidance: “Sustainable Design”. The key principles underlying this guidance are set out in Policy 28: Sustainable Design.</p>
Policy 63: Water Environment	<p>The Council will support proposals for development that do not compromise the objectives of the Water Framework Directive (2000/60/EC), aimed at the protection and improvement of Scotland’s water environment. In assessing proposals, the Council will take into account the River Basin Management Plan for the Scotland River Basin District and associated Area Management Plans and supporting information on opportunities for improvements and constraints. (see Figure 8).</p>
Policy 64: Flood Risk	<p>Development proposals should avoid areas susceptible to flooding and promote sustainable flood management.</p> <p>Development proposals within or bordering medium to high flood risk areas, will need to demonstrate compliance with Scottish Planning Policy (SPP) through the submission of suitable information which may take the form of a Flood Risk Assessment.</p> <p>Development proposals outwith indicative medium to high flood risk areas may be acceptable. However, where:</p> <ul style="list-style-type: none"> <li>• better local flood risk information is available and suggests a higher risk;</li> </ul>

	<ul style="list-style-type: none"> <li>• a sensitive land use (as specified in the risk framework of Scottish Planning Policy) is proposed, and/or;</li> <li>• the development borders the coast and therefore may be at risk from climate change;</li> </ul> <p>a Flood Risk Assessment or other suitable information which demonstrates compliance with SPP will be required.</p> <p>Developments may also be possible where they are in accord with the flood prevention or management measures as specified within a local (development) plan allocation or a development brief. Any developments, particularly those on the flood plain, should not compromise the objectives of the EU Water Framework Directive.</p> <p>Where flood management measures are required, natural methods such as restoration of floodplains, wetlands and water bodies should be incorporated, or adequate justification should be provided as to why they are impracticable.</p>
Policy 66: Surface Water Drainage	<p>All proposed development must be drained by Sustainable Drainage Systems(SuDS) designed in accordance with The SuDS Manual (CIRIA C697) and, where appropriate, the Sewers for Scotland Manual 2nd Edition. Planning applications should be submitted with information in accordance with Planning Advice Note 69: Planning and Building Standards Advice on Flooding paragraphs 23 and 24. Each drainage scheme design must be accompanied by particulars of proposals for ensuring long-term maintenance of the scheme.</p>
Policy 67: Renewable Energy Developments	<p>Renewable energy development proposals should be well related to the source of the primary renewable resources that are needed for their operation. The Council will also consider:</p> <ul style="list-style-type: none"> <li>• the contribution of the proposed development towards meeting renewable energy generation targets; and</li> <li>• any positive or negative effects it is likely to have on the local and national economy;</li> </ul> <p>and will assess proposals against other policies of the development plan, the Highland Renewable Energy Strategy and Planning Guidelines and have regard to any other material considerations, including proposals able to demonstrate significant benefits including by making effective use of existing and proposed infrastructure or facilities.</p> <p>Subject to balancing with these considerations and taking into account any mitigation measures to be included, the Council will support proposals where it is satisfied that they are located, sited and designed such that they will not be significantly detrimental overall, either individually or cumulatively with other developments (see Glossary), having regard in particular to any significant effects on the following:</p> <ul style="list-style-type: none"> <li>• natural, built and cultural heritage features;</li> <li>• species and habitats;</li> <li>• visual impact and impact on the landscape character of the surrounding area (the design and location of the proposal should reflect the scale and character of the landscape and seek to minimise landscape and visual impact, subject to any other considerations);</li> <li>• amenity at sensitive locations, including residential properties, work places and recognised visitor sites (in or outwith a settlement boundary);</li> <li>• the safety and amenity of any regularly occupied buildings and the grounds that they occupy- having regard to visual intrusion or the likely effect of noise generation and, in the case of wind energy proposals, ice throw in winter conditions, shadow flicker or shadow throw;</li> </ul>

	<ul style="list-style-type: none"> <li>• ground water, surface water (including water supply), aquatic ecosystems and fisheries;</li> <li>• the safe use of airport, defence or emergency service operations, including flight activity, navigation and surveillance systems and associated infrastructure, or on aircraft flight paths or MoD low-flying areas;</li> <li>• other communications installations or the quality of radio or TV reception;</li> <li>• the amenity of users of any Core Path or other established public access for walking, cycling or horse riding;</li> <li>• tourism and recreation interests;</li> <li>• land and water based traffic and transport interests.</li> </ul> <p>Proposals for the extension of existing renewable energy facilities will be assessed against the same criteria and material considerations as apply to proposals for new facilities.</p> <p>In all cases, if consent is granted, the Council will approve appropriate conditions(along with a legal agreement/obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, where necessary), relating to the removal of the development and associated equipment and to the restoration of the site, whenever the consent expires, other than in circumstances where fresh consent has been secured to extend the life of the project, or the project ceases to operate for a specific period.</p> <p>The Onshore Wind Energy Supplementary Guidance will replace parts of the Highland Renewable Energy Strategy. It will identify: areas to be afforded protection from windfarms; other areas with constraints; and broad areas of search for windfarms. It will set out criteria for the consideration of proposals. It will ensure that developers are aware of the key constraints to such development and encourage them to take those constraints into account at the outset of the preparation of proposals. It will seek to steer proposals, especially those for larger windfarms, away from the most constrained areas and ideally towards the least constrained areas and areas of particular opportunity. It will also set out criteria which will apply to the consideration of proposals irrespective of size and where they are located, enabling proposals to be considered on their merits. It will seek submission as part of the planning application of key information required for the assessment of proposals and provide certainty for all concerned about how applications will be considered by the Council.</p>
<p>Policy 68: Community Renewable Energy Developments</p>	<p>The Council’s initial assessment of renewable energy proposals will apply the same tests of acceptability for a community project as it would to a commercial proposal. However, where a community wishes to develop a small project solely as a community venture, or takes a share in a larger project, then where it is the only community significantly impacted by the proposal the Council will regard this as a material consideration. In such circumstances and subject to the proposals being assessed as acceptable under other relevant policies of the Plan, the Council may grant consent for renewable energy development with greater impacts upon the amenity of that community’s area as a place in which people reside or work than would normally be the case.</p>
<p>Policy 72: Pollution</p>	<p>Proposals that may result in significant pollution such as noise (including aircraft noise), air, water and light will only be approved where a detailed assessment report on the levels, character and transmission and receiving environment of the potential pollution is provided by the applicant to show how the pollution can be appropriately avoided and if necessary mitigated.</p> <p>Where the Council applies conditions to any permission to deal with pollution matters these may include subsequent independent monitoring of pollution levels.</p> <p>Major Developments and developments that are subject of Environmental Impact Assessment will be expected to follow a robust project environmental management process, following the approach set out in the Council’s Guidance Note “Construction Environmental Management Process for Large Scale Projects” or a similar approach.</p>

<p>Policy 77: Public Access</p>	<p>Where a proposal affects a route included in a Core Paths Plan or an access point to water, or significantly affects wider access rights, then The Council will require it to either:</p> <ul style="list-style-type: none"> <li>• retain the existing path or water access point while maintaining or enhancing its amenity value; or</li> <li>• ensure alternative access provision that is no less attractive, is safe and convenient for public use, and does not damage or disturb species or habitats.</li> </ul> <p>For a proposal classified as a Major Development, the Council will require the developer to submit an Access Plan. This should show the existing public, nonmotorised public access footpaths, bridleways and cycleways on the site, together with proposed public access provision, both during construction and after completion of the development (including links to existing path networks and to the surrounding area, and access point to water).</p>
<p>Policy 78: Long Distance Routes</p>	<p>The Council, with its partners, will safeguard and seek to enhance long distance routes (as indicated on Figure 11), and their settings. Consideration will be given to developing/improving further strategic multi user routes both inland and along the coast with due regard to the impact on the Natural Heritage features along these routes.</p>