

6.7.5 From this the assessment topics were identified as follows:

- Geology & Soils;
- Landscape Resource;
- Visual Amenity;
- Ecology and Nature Conservation;
- Cultural Heritage;
- Air Quality;
- Noise and Vibration;
- Night Lighting;
- Hydrology And Water Quality; and
- Socio-Economic, Community Impact and Tourism and Recreation.

6.7.6 The inter-relationship between the aspects of the environment that the development could possibly significantly affect and the assessment topics were also identified (Volume 1 Chapter 7).

6.8 EIA Assessment Periods

6.8.1 Chapter 10 (Volume 3) of the ES identifies the Assessment Periods for the Scoping Consultations. This was reviewed as the EIA and the Indicative Land Use Plans progressed in order to confirm the appropriateness of the Assessment Periods.

6.8.2 The Deposit Local Plan periods defined for development of the proposed new community are:

- 2006-2011 (100 residential units);
- 2011-2016 (300 residential units); and
- 2016 onwards (1100 residential units).

6.8.3 The reviews considered the assessment topics and the key environmental issues, indicative land use, background information and sequence of construction activities (see Table 6.6) that could affect decisions on the periods in which assessments of possible impacts and effects were required for different topics. This appraisal is summarised in Table 6.6 below. The Assessment Periods were confirmed as:

- Assessment Period A 2011;
- Assessment Period B 2016;
- Assessment Period C 2018; and
- Assessment Period D 2027.

6.8.4 The Assessment Periods were also confirmed as the Development Periods. The existing land use i.e. the EIA Baseline is indicated by Indicative Land Use Plan Assessment Period 0 - 1st July 2008. The Indicative Land Use Plans have been prepared for the assessment periods outlined above (Chapter 5, Figure 5.1 to 5.5, Volume 1).

Table 6.6: EIA Periods and Sequence of Activities

Date	EIA Assessment Period	EIA Period Number of Residential Units		Road Access	Main Pedestrian and Cycle Network	Utilities	Structure Landscaping	Construction Access
		No for Period	Total No					
2006 - 2011	A	120	100	New junction with B970, to end of High Street with spur and bus turning + widening of B970 to Coylumbridge + B970 Coylumbridge, diversion & junction + Bus Subsidy. Druie bridge foundations	Provision within first year of High Street to and to: (a) B970 at Sub-station including footbridge over Druie, (b) Spine to North, (c) Coylumbridge	Water and Foul Drainage using footpath route (a) with modifications outwith site (subject to DIA) Electricity Telephone	All within first year, including planting for ecological reasons.	Improved B970 to Coylumbridge
2011 - 2016	B	310	430	As Period A + (at 300 units), B970 Northern junction with further widening of B970 + Bus Subsidy	As Period A + completion of north-south spine			Improved B970 to Coylumbridge
2016 - 2018	C	200	630	As Period B	As Period B			Sub-station route
2018 - 2027	D	870	1500	As Period C + completion of New B970 (sub-station route) & internal bus route	As Period C + outer loop & escarpment route			As C

NB – School to be provided by end of EIA Assessment Period C (600+ units).