

Statement of Reasons for Strategic Environmental Assessment (SEA) Exemption Determination: Fort William Wider Waterfront Study

Introduction

This paper is required under section 8(2)(b) of the Environmental Assessment (Scotland) Act 2005 and sets out the reasons for The Highland Council not carrying out an SEA on the Fort William Wider Waterfront Study. This paper should be read in conjunction with the determination notice for the aforementioned document.

Determination

It has been determined by the Highland Council, following advice from the SEA consultation authorities (the Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH) and Historic Scotland (HS)) that an SEA is not required for the Fort William Wider Waterfront Study. The individual consultation authorities' responses to the SEA screening, the screening report itself and the determination notice can be viewed online at www.highland.gov.uk (search for Fort William Wider Waterfront Study)

Statement of Reasons

This section sets out why the Council has determined that the Fort William Wider Waterfront Study will not be subject to an SEA. The reasons are collated from information gathered during the screening process for the SEA and the responses to that process from the consultation authorities.

The reasons for not carrying out a full SEA can be summarised as follows.

- The masterplans are intended to encourage and promote improvements to the physical environment of Fort William's Wider Waterfront and its links with the town centre. They are also intended to provide a design framework for the Council and developers in preparing and judging development proposals. If implemented therefore, the masterplans should have minor, positive but increasing effects on the environment.
- The principle of development on the allocated sites and consideration of their environmental effects is subject to a separate SEA process via the West Highland and Islands Local Plan and its related Examination. Moreover, any relevant planning application on the principal Waterfront allocation will be subject to EIA/ES.

All comments made by the consultation authorities will be taken into consideration in the production of the final document.

The Council will now progress the publication of the Fort William Wider Waterfront Study and undertake a period of public consultation.