

SEA SCREENING REPORT (COVER NOTE)

PART 1

To: SEA.gateway@scotland.gsi.gov.uk
or
SEA Gateway
Scottish Executive
Area 1 H (Bridge)
Victoria Quay
Edinburgh EH6 6QQ

PART 2

An SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:

DRUMNADROCHIT FUTURES: A VISION AND ACTIONS

The Responsible Authority is:

THE HIGHLAND COUNCIL

COMPLETE PART 3 or 4 or 5

PART 3

Screening is required by the Environmental Assessment (Scotland) Act 2005. Our view is that:

- an SEA is required** because the PPS falls under the scope of Section 5(3) of the Act and is likely to have significant environmental effects *or*
- an SEA is required** because the PPS falls under the scope of Section 5(4) of the Act and is likely to have significant environmental effects *or*
- an SEA is not required** because the PPS is unlikely to have significant environmental effects

PART 4

- The PPS does not require an SEA under the Act. However, we wish to carry out an SEA on a voluntary basis. We accept that, because this SEA is voluntary, the statutory 28 day timescale for views from the Consultation Authorities cannot be guaranteed.

PART 5


- None of the above apply. We have prepared this screening report because:
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SEA SCREENING REPORT (COVER NOTE)

PART 6

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|------------------------|---|
| Contact name | COLIN MACKENZIE |
| Job Title | PRINCIPAL PLANNER |
| Contact address | THE HIGHLAND COUNCIL PLANNING AND DEVELOPMENT SERVICE GLENURQUHART ROAD INVERNESS IV3 5NX |
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PART 7

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| Signature (electronic signature is acceptable) |  |
| Date | 20 th May 2008 |

SEA SCREENING REPORT - KEY FACTS

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| Responsible Authority | THE HIGHLAND COUNCIL |
| Title of PPS | DRUMNADROCHIT FUTURES: A VISION AND ACTIONS |
| Purpose of PPS | <p><i>Drumnadrochit Futures</i> has been prepared to stimulate discussion with the community about the future of Drumnadrochit; to inform choices and the local development plan. It provides a vision – deriving from collaborative working between community representatives and statutory/other agencies – looking 25 years ahead to 2030 and a summary of ten key actions required to begin bring the vision about. The intention is to circulate Drumnadrochit Futures to all households and to seek consensus or further discussion on the direction the village might take. Subject to approval, it may provide Supplementary Guidance in respect of matters which require early action.</p> |
| What prompted the PPS (e.g. a legislative, regulatory or administrative provision) | <p>Legislative/administrative provisions. <i>Drumnadrochit Futures</i> derives from a community desire to set the context for Development Briefs committed as part of the adopted Inverness Local Plan namely, Allanmore-Pitkerrald and the Village Centre; and their initiative to enable early consideration of the main issues and options to be addressed as part of the local development plan (review) and to establish a long term, spatial framework for the community, both of which will contribute towards the <i>Main Issues Report</i> and <i>vision statement</i> imperatives of the Planning etc. (Scotland) Act 2006.</p> |
| Subject (e.g. transport) | A “footprint” for development/infrastructure and environmental management. |
| Period covered by PPS | 25+ years, indeterminate. |
| Frequency of updates | Undetermined/flexible. Potential to monitor and review as required to inform review of the local development plan on a five-yearly statutory cycle and/or to inform appropriate supplementary guidance. |
| Area covered by PPS (e.g. geographical area – it is good practice to attach a map) | Drumnadrochit “footprint” extends to some 80 ha. (See attached <i>Vision map</i>). |

**Summary of nature/
content of PPS**

Drumnadrochit Futures presents a vision and actions articulated respectively as:

- (a) a basis for discussion about the long term direction of the village - a “footprint” for development, green-space and connectivity – together with an explanation of the collaborative efforts of community and statutory stakeholders to “build the vision”; and its circulation for wider local discussion; and
- (b) recommendations to the statutory/other agencies and the community of the actions needed to begin to co-ordinate commitments in respect of infrastructure, services, community facilities and environmental management.

**Are there any proposed
PPS objectives?**

YES

NO

Copy of objectives attached

YES

NO

Date

20th May 2008

SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of ALLANMORE-PITKERRALD (DRUMNADROCHIT) DEVELOPMENT BRIEF is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

| TITLE OF PPS | | |
|---|---|---|
| DRUMNADROCHIT FUTURES: A VISION AND ACTIONS | | |
| RESPONSIBLE AUTHORITY | | |
| THE HIGHLAND COUNCIL | | |
| Criteria for determining the likely significance of effects on the environment (1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005) | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (negative and positive) |
| 1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources | YES | <i>Drumna drochit Futures</i> provides a strategic overview of planning issues and options at the community level. It will inform the local development plan and its successive reviews; and provide a framework for implementation of policy, notably a basis for co-ordinating public and private sector funding programmes; preparing Supplementary Guidance in respect of eg. Development Briefs and Design Codes; and community initiatives, including environmental management, all dependent in part on landowner agreements and a comprehensive long-term |

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| | | view about the future of key land holdings. |
| 1(b) the degree to which the PPS influences other PPS including those in a hierarchy | YES | <i>Drumnadrochit Futures</i> will be influential in establishing community priorities and each “next phase” of the <i>vision</i> to be articulated as part of the local development plan. It will be able to influence the planning and programming of priorities by the infrastructure/environmental agencies including Scottish Water, the Highland Health Board, SEPA and Transport Scotland. It will inform the Highland Development Plan – the strategic regional framework – about the role and capacity of outlying centres within the hinterland of the City of Inverness and articulate the role of such places in delivering sub-regional objectives, providing a “template” for a consistent approach in that regard. |
| 1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development | YES | Sustainable development in this context is dependent on a community which is capable of regenerating; supporting local people and an environment which is respected and managed as a resource able to sustain local associations and future needs; and its contribution to the economy, recreation and nature. <i>Drumnadrochit Futures</i> eg. integrates the local heritage and acknowledges the passive and active mores which embrace “environmental considerations”, and |

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| | | <p>recognises these as a fluid and evolving influence on the function, shape and character of the village. It identifies designations to be protected and managed, including SAC, SAM, TPO and Woodland Trust estates; it seeks to protect the settlement pattern - holding development to the glen floor and reinforcing a series of “villages” linked/separated by green “buffers”. This is part of a “footprint” for development based on the principle of <u>balance</u> in the “take” and protection of land, thus sustaining functional green-space as the community builds-out to its natural landscape limits. It avoids or diminishes hazards, notably the river flood plains and the dominance of the trunk road. It promotes a walk-able community, connected by segregated, safe routes, the potential for public transport, renewable energy sources, and recycling contributions. It promotes investment at appropriate times in infrastructure to enhance environmental quality, including the treatment of waste water and diversion of trunk road through traffic; and is fully responsive to advances in technology and design change, expected to underpin development.</p> |
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| <p>Criteria for determining the likely significance of effects on the environment (1(d) etc. refer to paras in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p> | <p>Likely to have significant environmental effects? YES/NO</p> | <p>Summary of significant environmental effects (negative and positive)</p> |
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| <p>1(d) environmental problems relevant to the PPS</p> | <p>YES</p> | <p>A long term “footprint” for the community highlights the need to balance the take-up of green/agricultural land for development, as the village grows; the opportunity to effect protection against flood risk for vulnerable property and to direct development away from natural hazards; the scope to address the dominance in traffic; the potential for alternative energy sources to sustain the community; the need to ensure that amenity, open space, habitat and landscape provisions keep pace and are committed and managed as part of an integrated community; and promotes utility upgrades timeous with growth and development of the village.</p> |
| <p>1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)</p> | <p>YES</p> | <p>Drumnadrochit Futures provides a framework for co-ordinating any future initiatives in respect of <i>Catchment Management Plans</i> and implementation of the <i>Highland Waste Plan</i> at community level, notably the connection between the use of retained “buffer” land, its role in flood protection; and the design of the built environment to enable waste “servicing” and the location and</p> |

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| | | accessibility of recycling facilities. It provides for programming and implementation of health facilities, water and drainage investments, road improvements, Core Path Network commitments etc. |
| 2 (a) the probability, duration, frequency and reversibility of the effects | YES | Drumnadrochit Futures presents a vision for the next 25+ years from a particular time and perspective. It is a flexible and fluid basis on which to promote a community that is <u>balanced</u> in its response to development and environmental provisions. It is probable that it will underpin the allocation of land for development in the first five years through the local development plan, and that if developed, that effect would be irreversible. It will be capable of monitoring, review, updating and adjustment in order to inform successive development plans (and phasing the community's development over subsequent years), and in that regard is able to be adjusted to changing circumstances and could be "reversible". Equally, it provides eg. for substantial, residual green land, potentially surplus to holdings to be secured and managed undeveloped, to meet wider and related community needs. This could be part of secure planning agreements or "acquisitions", which may be irreversible in terms of their status, but flexible in their use and management, |

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| | | according to community priorities. |
| 2 (b) the cumulative nature of the effects | YES | <i>Drumnadrochit Futures</i> provides a “footprint” for the phased evolution of the community. It provides for incremental development, takes account of its requirements and cumulative impacts, and the timing of initiatives or commitments needed to manage such effects. The rate of growth, density of development and release of land are variable and controlled through the development plan. The cumulative nature of effects may be positive and negative. These embrace the gradual take-up of green/agricultural land for development; the delivery an “estate” of residual lands to the community’s control; the potential for enabling bio-diversity, recreation and public access in this regard; the removal of a substandard traffic network and replacement with measures which will create a more cohesive and safer community; the principal of growing the community and sustaining and extending the choice of local services and employment. |
| 2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States) | NO | Nil. |
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| 2 (d) the risks to human health or the environment (for example, due to accidents) | YES | The risks – pressure to develop or use the flood plain, to fail to promote traffic and accessibility enhancements, to lack the foresight needed to effect future utility programmes, eg. – would be less ably identified and addressed by taking a short term, piecemeal approach. The overview taken is consistent with a framework for sustaining the community over the long term. |
| Criteria for determining the likely significance of effects on the environment (2(e), 2(f) etc refer to paras in Schedule 2 of the Environmental Assessment (Scotland) Act 2005) | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (negative and positive) |
| 2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) | NO | Drumnadrochit Futures could enable the village to double in size over 25 years. However, the factors that govern the rate, density and location of development are variable and may increase or contract that timeframe, and the extent of development taking place in any phase of it. The village “footprint” covers some 80 ha., theoretically an additional 600 homes. The current population is around 1,000 people; it is not necessarily the case that the population need double. |

| <p>Criteria for determining the likely significance of effects on the environment (2(e), 2(f) etc refer to paras in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p> | <p>Likely to have significant environmental effects? YES/NO</p> | <p>Summary of significant environmental effects (negative and positive)</p> |
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| <p>2 (f) the value and vulnerability of the area likely to be affected due to-</p> <ul style="list-style-type: none"> (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; <p>or</p> <ul style="list-style-type: none"> (iii) intensive land-use. | <p>YES</p> | <p>The “footprint” for development (i) avoids statutory and non-statutory designations - SAC, SSSI, TPO, SAM and the flood plains, rising land, other woodland and habitats, the main corridors and paths - but lies in close proximity and could generate pressures on these. Most of the area identified for development is open field; occasionally, land/features (not protected by designation) – usually raised beach or discrete woodland, small scale with localised impacts – may need to be supplanted to facilitate connectivity, long term benefit and sustainability. Where this is the case, the thrust of the vision is to bring other land/features into public control and effect compensatory measures; (ii) is responsive to and informs, management and investment needed to address any threat to environmental quality or the capacity limits of infrastructure or land use; and (iii) promotes more productive land use, addresses long term community needs, including potentially large scale development, with growth of the village controlled to five year increments, and any regulatory mechanisms, as necessary.</p> |

| <p>Criteria for determining the likely significance of effects on the environment (2(e), 2(f) etc refer to paras in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p> | <p>Likely to have significant environmental effects? YES/NO</p> | <p>Summary of significant environmental effects (negative and positive)</p> |
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| <p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p> | <p>YES</p> | <p>The effects of the <i>vision</i> – include on an Area of Regional Landscape Importance (Highland Structure Plan 2001), a national tourist route, SAC, SSSI, SAM, and TPO. The effects are positive and negative, and depend on the community evolving on three complementary fronts: development, green-space/setting and connections. Development requires to be absorbed so-as-to sustain the character and development pattern, enable timeous service investment and management of pressures that arise from a growing community: ie. more house-building, local services, infrastructure and utilities, greater demand for amenities. The effects are manageable by regulating the rate and location of development, consistent with the capacity and usage of land, and traffic, recreation, water and waste infrastructure. The provision of a long-term framework, fluid and adaptable, set out as a tableau for the next 25 years enables shared environmental management objectives to be phased and funded.</p> |

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A summary of our considerations of the significant environmental effects of DRUMNADROCHIT FUTURES: A VISION AND ACTIONS is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

Drumnadrochit Futures presents a vision of the community to 2030 and the actions needed to begin to bring the vision about. It follows collaborative working of community/technical stakeholders: the outputs from community workshops, discussion with the agency providers and landowners. It is a major contribution to the statutory local development plan process, addressing the prerequisites of a *vision statement*, *Main Issues Report* and community engagement, required by the 2006 Act.

Drumnadrochit Futures is capable of monitoring, review and adjustment, timeous with the 5-yearly cycle on which the local development plan is to be updated. It articulates a footprint for the village, balancing development with retained green-space and a framework for a cohesive, connected community. Its purpose as a strategic planning tool is to enable any part of the vision to be progressed at any point on the *time-line*, as determined by the local development plan and to enable appropriate environmental protection and management measures to keep pace, meet local needs and respond to emerging challenges and opportunities.

The significant environmental effects are synonymous with the prospective growth of the community over a substantial period of time and the intention that their management should form an integral part of an evolving community. This embraces such matters as:

- (i) the capacity of infrastructure and utilities: water, waste-water, flood protection and traffic, and the opportunity to influence the response by the agency providers in their allocation of resources;
- (ii) the demands on open/undeveloped land for recreation, agriculture and conservation management; and community initiatives in respect of public access to, and productive use of, that resource, and the potential for secure planning agreements in that regard; and
- (iii) the role of landowners/developer contributions in supporting the necessary upgrades and public sector funding programmes. These objectives could not be properly met nor co-ordinated a short-term, piecemeal approach.

Drumnadrochit Futures identifies the potential to revisit sites either allocated for development or protected in the adopted local plan, with a view to adjustments to enable their contribution towards the vision. Subject to consideration of all representations, the application of SEA outcomes and any appropriate reconfiguration of *Drumnadrochit Futures*, the vision may have added-value as Supplementary Guidance and a basis for early and complementary action. It is appropriate to undertake SEA in order to afford the *vision* appropriate status.

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**TABLE 3
SUMMARY RECORD OF COMMENTS FROM CONSULTATION AUTHORITIES**

GUIDANCE NOTE

It is not a statutory requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.

TITLE OF PLAN, PROGRAMME OR STRATEGY

DRUMNADROCHIT FUTURES: A VISION AND ACTIONS

RESPONSIBLE AUTHORITY

THE HIGHLAND COUNCIL

DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES

23rd June 2008

| Consultation Authority | Views (if known at this stage) |
|--|--|
| Scottish Environment Protection Agency | Significant environmental effects - NO |
| | If YES, note SEA topics/issues here (e.g. soil and water) |
| Scottish Natural Heritage | Significant environmental effects - YES |
| | Note of Topics to be considered at scoping: Biodiversity, Flora and Fauna |
| The Scottish Ministers (Historic Scotland) | Significant environmental effects - YES |
| | Note of topics to be considered at scoping: Cultural Heritage |

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TABLE 4 – RECORD OF POST SCREENING ACTION

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| <p>GUIDANCE NOTE</p> <p>It is not a requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.</p> <p>TITLE OF PLAN, PROGRAMME OR STRATEGY (PPS)</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">DRUMNADROCHIT FUTURES: A VISION AND ACTIONS</div> <p>RESPONSIBLE AUTHORITY</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">THE HIGHLAND COUNCIL</div> | |
| <p>1 Responsible Authority and Consultation Authorities in agreement – PPS <u>is</u> likely to have significant environmental effects</p> | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">YES</div> <div style="border: 1px solid black; padding: 5px;">22/08/2008</div> |
| <p>2 Responsible Authority and Consultation Authorities in agreement – PPS <u>is not</u> likely to have significant environmental effects</p> | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">-----</div> <div style="border: 1px solid black; padding: 5px;">-----</div> |
| <p>3 Responsible Authority and Consultation Authorities cannot reach agreement – referred to the Scottish Ministers for their determination</p> | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">-----</div> <div style="border: 1px solid black; padding: 5px;">-----</div> |
| <p>4 Scottish Ministers' determination</p> | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">-----</div> <div style="border: 1px solid black; padding: 5px;">-----</div> |
| <p>5 Publicity requirements met</p> | <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px; width: 40%;">YES</div> <div style="border: 1px solid black; padding: 5px; width: 40%;"></div> </div> |
| <p>6 Signature</p> | <div style="border: 1px solid black; padding: 5px; height: 20px;"></div> |
| <p>Date</p> | <div style="border: 1px solid black; padding: 5px;">22/08/2008</div> |

