

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:

ALLANMORE-PITKERRALD (DRUMNADROCHIT) Development Brief

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:
.....
.....
.....

SEA SCREENING REPORT (COVER NOTE)

PART 6

Contact name	COLIN MACKENZIE
Job Title	PRINCIPAL PLANNER
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PART 7

Signature (electronic signature is acceptable)	
Date	7 th March 2008

SEA SCREENING REPORT - KEY FACTS

Responsible Authority	THE HIGHLAND COUNCIL
Title of PPS	ALLANMORE-PITKERRALD (DRUMNADROCHIT) DEVELOPMENT BRIEF
Purpose of PPS	<p>This Brief is prepared to guide development of land at Allanmore-Pitkerrald for housing and community uses, identified in the Local Plan as the main village expansion area. It promotes development in the context of a growing community and an exceptional setting. It seeks to assemble land, encourage co-operation between adjoining landowners to address the phasing of development, related service networks and environmental management; and provides a basis for developer contributions. A high standard of design and fit with the village are key objectives. This Brief fulfils a Local Plan commitment to “discuss the principles of development in this locality with community interests...with a view to securing a development compatible with the character of the village. It arises from intensive consultation with stakeholder interests and community representatives.</p>
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	Legislative/administrative provisions. The Brief fulfils a commitment in the Adopted Local Plan and follows confirmation of the land allocation at PLI.
Subject (e.g. transport)	Development/infrastructure and environmental management.
Period covered by PPS	5+ years, indeterminate
Frequency of updates	Nil
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	14 ha.; approximately 50% of which is earmarked for development, and 50% as open, green “buffer”.

**Summary of nature/
content of PPS**

Assesses site circumstances, service factors and access options; the assembly/availability of land. Sets out advice on the layout/design, mix of residential development, integration and connectivity of a key public transport route and multi-user network, the principles to be applied in securing residual “buffer” and other amenity features for public use/management including tree-planting and recreation; and provides a framework for a *Feasibility Studies*. Sits within the broader context of a community *Vision* to 2025 and *Actions* programme; intended to assist the implementation of the adopted Local Plan and inform its review. The Brief and *vision* are to be the subject of wider community consultation.

**Are there any proposed
PPS objectives?**

YES

NO

Copy of objectives attached

YES

NO

7th March 2008

Date

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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		
ALLANMORE-PITKERRALD (DRUMNADROCHIT) DEVELOPMENT BRIEF		
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	The Allanmore-Pitkerrald Development Brief sets a framework for development and open space, related site works and phasing. It contains provisions that guide the location, nature and extent of development – notably some 200 homes - with appropriate design advice. It will provide a framework for <i>Feasibility Studies</i> in respect of access and utilities, land assembly and acquisition and developer/landowner contributions towards land management, public access, open space and a landscape structure. It advises where public funds may assist these objectives. It will change the character of the

		landscape and setting in this part of the village which presently comprises fields and wooded margins with limited, intermittent development.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	YES	The Allanmore-Pitkerrald Development Brief is intended to assist implementation of the adopted Local Plan. Further to discussions locally, the Council has agreed to present the Brief in the context of a <i>Vision</i> for Drumnadrochit. This embraces proposals for a community action programme, and may influence action in respect of the A82 (T), upgrades in the waste-water treatment works, future community planting programmes and other environmental enhancements.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	YES	The Allanmore-Pitkerrald Development Brief will have relevance for the integration of environmental considerations in particular with a view to promoting sustainable development, notably in ensuring a fit of development with the village, extending the mixed-use housing stock, providing for recreation and public access routes, and providing a framework for on-going use and management of a landscape framework including residual agricultural land which may come out of existing use and the flood

		plain of the River Enrick. Sustainable development in this context is about the integrity and prospects of a highland village, in particular the need to bring forward land for development which relates well to the form, structure and needs of the community; and delivers appropriate environmental safeguards and management opportunities.
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)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
1(d) environmental problems relevant to the PPS	YES	The Allanmore-Pitkerrald Development Brief may raise relevant environmental issues notably, the visual impact of development, albeit in a contained wooded setting and subject to a framework which avoids key features and sensitive edges; loss of habitat in the form of agricultural fields/grazings and the reintroduction of a framework of structural planting. There are implications for the loss of mature trees in the formation of access; but compensatory measures proposed.
1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or	YES	The Allanmore-Pitkerrald Development Brief promotes development in accord with service/utility networks and their necessary upgrades, notably

water protection)		mains supply of water, waste water systems and access.
2 (a) the probability, duration, frequency and reversibility of the effects	YES	The effects of the Allanmore-Pitkerrald Development Brief are that development is probable, is likely to take several years/phases to complete (the rate of development conditioned by statutory policy restricting village expansion to 25% in any ten year period), and would be irreversible. The land management regime promoted to protect the setting of development could be managed as part of a Community Trust initiative and its use/character – notwithstanding the safeguards for “green” activities/landscape – could change according to local preferences. Options in this regard include, flood works/infrastructure, golf, allotments, community woodland, playing fields, conservation management etc.
2 (b) the cumulative nature of the effects	YES	The Allanmore-Pitkerrald Development Brief is likely to contribute towards cumulative impacts arising from phased and incremental development of some 200 homes over the long term, traffic related activity, pollution arising from growth of the village and of the incremental loss of field habitats and open character.

2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	NO	Nil.
2 (d) the risks to human health or the environment (for example, due to accidents)	YES	The Allanmore-Pitkerrald Development Brief is unlikely to present risks to human health or the environment – other than those normally associated with development at an appropriate site. It will improve connectivity across the village as a whole; takes account of access improvements and “safer” routes, and reserves land for essential “village-wide” flood works.
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)

<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>
<p>2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</p>	<p>NO</p>	<p>The Allanmore-Pitkerrald Development Brief relates to a site in a village of 1500 population/600 houses, with a throughput of seasonal visitors. The site has potential for up to 200 additional homes at a location close to the school, surgery, village centre/shops/recycling and public transport links. The allocation of these lands as part of the Local Plan take account of the village settlement pattern – a linear arrangement of “streets” conjoined by generous landscape “buffers”. This Brief is to promote as comfortable a fit as possible of new development within that wider tableau.</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>
<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 Allanmore-Pitkerrald Development Brief Fort Augustus Village Centre Development Brief could affect the value and vulnerability of the area through the loss of habitat, but will create an attractive addition to a vibrant, growing community. It keeps development integrated in the setting, avoiding building on prominent frontage sites. Development will be intensive within the linear “footprint” set out in the Brief, but will proceed incrementally over time. It will link public access networks, allow flood works/overspill and enable new habitats to be created.</p>
<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 Allanmore-Pitkerrald Development Brief relates to a site within a village located within a designated area of Regional Landscape Significance (Highland Structure Plan 2001), and alongside a key national tourist route.</p>

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A summary of our considerations of the significant environmental effects of ALLANMORE-PITKERRALD (DRUMNADROCHIT) DEVELOPMENT BRIEF is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Brief seeks to guide development of land which relates well to the shape and structure of Drumnadrochit, is close to facilities and reinforces the prevailing linear pattern of building which comprising a series of community/neighbourhoods separated and connected by substantial green “buffers”. In that context the proposal promotes sustainable growth of the community – land for housing and community uses, developable over the longer term, compatible with upgrades in utilities and services, and at a rate compatible with the Development Plan. Particular store is placed in “urban” design: and appropriate mix of accommodation, placement of buildings, managed public spaces. This is an opportunity to substantially improve the quality of the built environment of the village.

The Brief safeguards the “green” setting of the development “footprint” – largely land which could come out of agricultural use and be used for community purposes of a “green”, largely undeveloped character. These areas include the River Enrick flood plain and would enable flood protection measures, reinforcement of a prominent wooded escarpment and open knoll, and a framework for other habitat and structural tree planting. There are no statutory designations, but a local Tree Preservation Order and other mature trees may be affected by the access options. The Brief proposes a high standard of connectivity with local walks, core paths and other amenities.

The principal impact is of the placement of some 200 houses (including 25% affordable homes) on agricultural land. However, this is a largely, visually contained landscape; and the incremental pattern of building and wooded setting will enable the impact of development to be readily absorbed. Importantly, the Brief is – as required by the Local Plan – being prepared in consultation with local people and stakeholders. A draft Brief approved by the Council for consultation with the wider public is due to be circulated in Spring 2008.

Whilst locally important, it is considered that the environmental effects are not likely to be significant in the context of Schedule II, and that any interests of the consultation authorities are able to be embraced either by adjustment to the Brief or as part of a planning application and any subsequent decision.

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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

ALLANMORE-PITKERRALD (DRUMNADROCHIT) DEVELOPMENT BRIEF

RESPONSIBLE AUTHORITY

THE HIGHLAND COUNCIL

DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES

3rd April 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) N/A
Scottish Natural Heritage	Significant environmental effects - NO
	If YES, note SEA topics/issues here (e.g. flora, fauna and biodiversity) N/A
The Scottish Ministers (Historic Scotland)	Significant environmental effects - NO
	If YES, note SEA topics/issues here (e.g. landscape and cultural heritage) N/A

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TABLE 4 – RECORD OF POST SCREENING ACTION

<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; width: 90%;">Allanmore-Pitkerrald Development Brief</div> <p>RESPONSIBLE AUTHORITY</p> <div style="border: 1px solid black; padding: 5px; width: 90%;">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; height: 20px; width: 100%; margin-bottom: 5px;">-----</div> <div style="border: 1px solid black; height: 20px; width: 100%;">-----</div>
<p>Date of determination</p>	<div style="border: 1px solid black; height: 20px; width: 100%;">-----</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; width: 100%;">Yes</div>
<p>Date of determination</p>	<div style="border: 1px solid black; padding: 5px; width: 100%;">22/08/2008</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; height: 20px; width: 100%; margin-bottom: 5px;">-----</div> <div style="border: 1px solid black; height: 20px; width: 100%;">-----</div>
<p>Date referred to the Scottish Ministers</p>	<div style="border: 1px solid black; height: 20px; width: 100%;">-----</div>
<p>4 Scottish Ministers' determination</p>	<div style="border: 1px solid black; height: 20px; width: 100%; margin-bottom: 5px;">-----</div> <div style="border: 1px solid black; height: 20px; width: 100%;">-----</div>
<p>Date of determination</p>	<div style="border: 1px solid black; height: 20px; width: 100%;">-----</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; width: 40%;"></div> </div>
<p>6 Signature</p>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
<p>Date</p>	<div style="border: 1px solid black; padding: 5px; width: 100%;">22/08/2008</div>

