

## Fort William Town Centre Action Plan

### Strategic Environmental Assessment Screening Report

A Strategic Environmental Assessment Screening Report is attached for the plan, programme or strategy (PPS) entitled:

*Fort William Town Centre Action Plan*

The Responsible Authority is:

*The Highland Council*

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

*A Strategic Environmental Assessment is not required because the Fort William Town Centre Action Plan is unlikely to have significant environmental effects.*

#### Contact Details

Brian MacKenzie  
Principal Planner  
Development & Infrastructure Service  
Council Headquarters  
Inverness  
IV3 5NX  
01463 702276

Signature:

Date: 4<sup>th</sup> August 2015

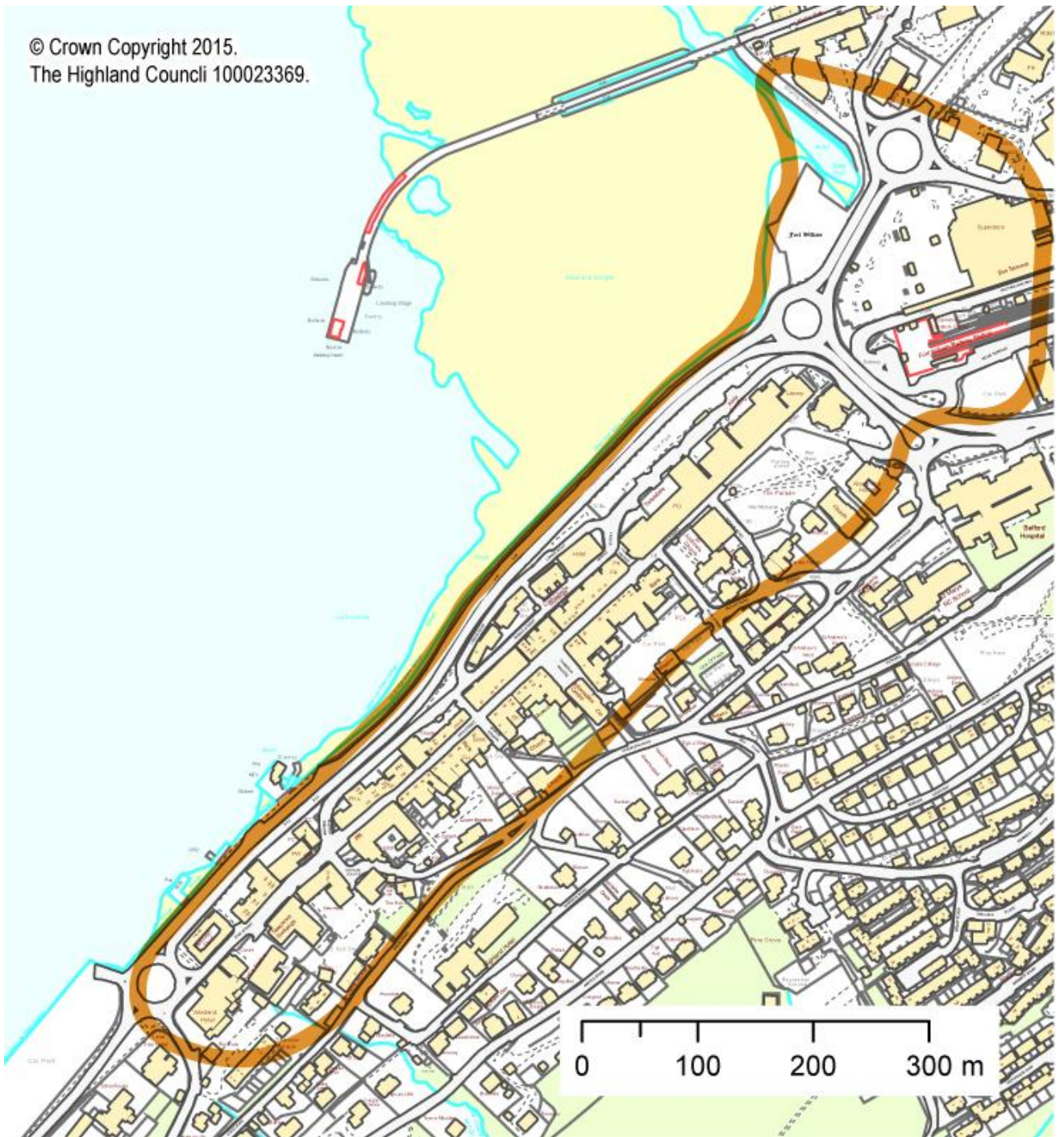
## Key Facts

<b>Responsible Authority</b>	The Highland Council
<b>Title of PPS</b>	Fort William Town Centre Action Plan
<b>Purpose of PPS</b>	The Town Centre Action Plan will provide guidance on the aspirations and proposals from communities to help regenerate Town Centres, increasing footfall, vibrancy and vitality to town centres. Town centres are allocated within the development plans where the Council consider there is a need to protect uses and activities associated with the functioning of the town centre. Policy 1 Promoting and Protecting City and Town Centres of the extant West Highland and Islands Local Plan (as continued in force) April 2012 supports town centre development and presumes proposals outwith town centres that would have an adverse effect on the vitality and viability of town centres. The Highland-wide Local Development Plan (HwLDP) identifies the role and hierarchy of settlements in Appendix 6.
<b>What prompted the PPS?</b>	As a response to the Scottish Governments Town Centre Action Plan and the availability of monies from the SSCI Charrette Mainstreaming Programme led the Council to undertake a series of three separate Town Centre charrettes to facilitate the development of Action Plans for three town centres.
<b>Subject</b>	Town Planning
<b>Period Covered by PPS</b>	2015 onwards
<b>Frequency of Updates</b>	The guidance will be reviewed as and when necessary. As a minimum the guidance will be reviewed every 5 years.
<b>Summary of nature / content of PPS</b>	The guidance will ultimately be adopted as Supplementary Guidance and will therefore form a statutory part of the Development Plan. The development brief will give guidance on the improvements and enhancements to town centres to deliver increased footfall and regeneration to the town centre area of Fort William.
<b>Are there any proposed PPS objectives</b>	No
<b>Copy of objectives attached</b>	N/A

## Area Covered by PPS

The general area covered by the Action Plan is shown on the map below:

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The Highland Council 100023369.



Date

19<sup>th</sup> February 2015

## Likely Significance of Effects on the Environment

<b>Title of PPS</b>	Fort William Town Centre Action Plan
<b>Responsible Authority</b>	The Highland Council

<b>Criteria for determining the likely significance of effects on the environment (as per Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</b>	<b>Likely to have significant environmental effects</b>	<b>Summary of significant effects (negative and positive)</b>
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	No	The action plan will set a framework for projects and other activities to be pursued by the Council and other agencies and community groups. These projects will accord with the aims of the Local Development Plan (HwLDP) and/or the West Highland and Islands Local Plan (as continued in force) April 2012.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The action plan is influenced by the HwLDP and the IMF LDP and it will be a key factor in delivering improvements to town centres as proposed and identified by this action plan.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The action plan will accord with the policies of the HwLDP and the IMFLDP which promote sustainable development.
1(d) environmental problems relevant to the PPS	Yes	There are no known environmental issues identified in this area.
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)	No	It is not anticipated that the action plan will be relevant in this respect.
2 (a) the probability, duration, frequency and reversibility of	Yes/No	The action plan will support a mix of uses in this area to help regenerate

Criteria for determining the likely significance of effects on the environment (as per Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects	Summary of significant effects (negative and positive)
the effects		the area this may include including housing, retail/commercial, employment and recreational space. With these uses in mind there will be long term non-reversible effects on the area, however these can be mitigated through application of the policies contained within the development plan.
2 (b) the cumulative nature of the effects	No	It is unlikely that the cumulative effect of development in this area will lead to an effect on the environment given the already built nature of the area however through application of policies in the HwLDP and mitigation which will be included in the IMF LDP it is anticipated that these will be minimal.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	N/A
2 (d) the risks to human health or the environment (for example, due to accidents)	No	The action plan will play an role in reducing risks to the human health in the area, however it is not anticipated that there will be a significant effect.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The action plan will apply to one specific area of the action plan. Regeneration of this area is an important part of the spatial strategy for Fort William and promoting the growth of the wider settlement.
2 (f) the value and vulnerability of the area likely to be affected due to- (i) special natural characteristics or cultural heritage; (ii) exceeded environmental	No	This action plan will lead to promotion of regeneration initiatives in an area which is predominantly developed at present. There are natural, built and cultural heritage designations around the action plan area however it is

Criteria for determining the likely significance of effects on the environment (as per Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects	Summary of significant effects (negative and positive)
quality standards or limit values; or (iii) intensive land-use.		anticipated that any potential impacts on these features can be mitigated.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	No	There are no landscapes in or adjacent to the area covered by the action plan which are likely to be affected.

### Summary

A summary of our considerations of the significant environmental effects of the Fort William Town Centre Action Plan is given below:

The Council have identified the area covered by the action plan for regeneration of Fort William town centre. The action plan will deal solely with the projects and proposals associated with the regeneration of this area including the potential redevelopment of redundant buildings, land and reconfiguration of some of the existing land uses in the area to aid regeneration of the area and increase the vitality and viability of the area. Preparation of the action plan is being carried out using a mini-charrette process.

It is recognised that regeneration of this area may exceptionally have an effect on the environment however, it is anticipated that this will be limited due to the existing built nature of much of the site. The principle of regeneration in the town centre is supported through the Highland-wide Local Development Plan and the West Highland and Islands Local Plan (as continued in force) April 2012. Both of these documents have been subject to Strategic Environmental Assessments which have identified mitigation measures and policy requirements to address any emerging issues.

The reason that the details of regeneration proposals is included in an action plan rather than the plan itself is to ensure the development of a succinct local development plan and to ensure that the most relevant, flexible and up to date to framework is in place to facilitate delivery of regeneration in this area can be included as a non-statutory part of the development, rather than being reviewed with the relevant local development plan on a 5 year cycle.

## Nairn Town Centre Action Plan

### Strategic Environmental Assessment Screening Report

A Strategic Environmental Assessment Screening Report is attached for the plan, programme or strategy (PPS) entitled:

*Nairn Town Centre Action Plan*

The Responsible Authority is:

*The Highland Council*

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

*A Strategic Environmental Assessment is not required because the Nairn Town Centre Action Plan is unlikely to have significant environmental effects.*

#### Contact Details

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Council Headquarters  
Inverness  
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Signature:

Date: 4<sup>th</sup> August 2015

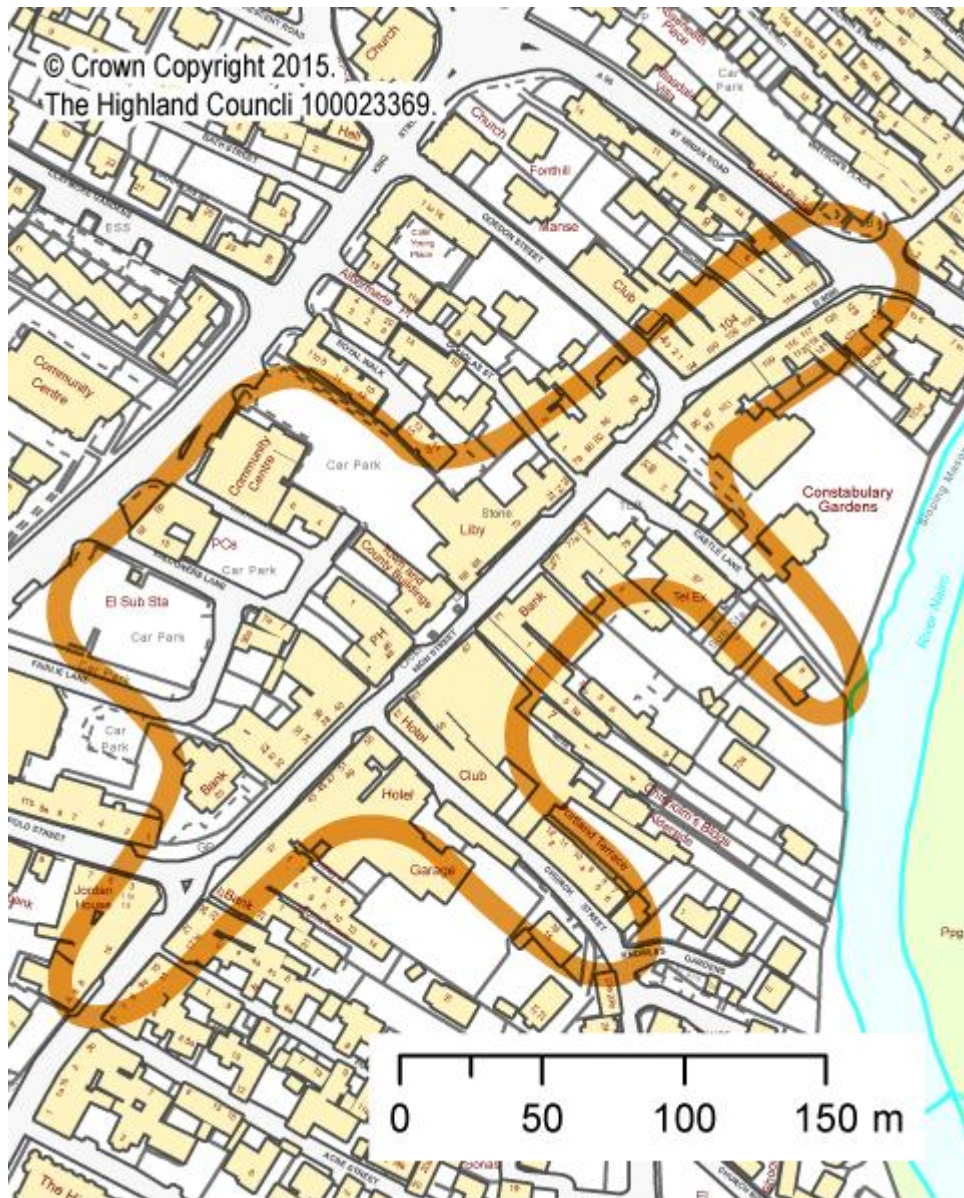
## Key Facts

<b>Responsible Authority</b>	The Highland Council
<b>Title of PPS</b>	Nairn Town Centre Action Plan
<b>Purpose of PPS</b>	The Town Centre Action Plan will provide guidance on the aspirations and proposals from communities to help regenerate Town Centres, increasing footfall, vibrancy and vitality to town centres. Town centres are allocated within the development plans where the Council consider there is a need to protect uses and activities associated with the functioning of the town centre. Policy 1 Promoting and Protecting City and Town Centres of the emerging Inner Moray Firth Local Development plan supports town centre development and presumes proposals outwith town centres that would have an adverse effect on the vitality and viability of town centres. The Highland-wide Local Development Plan (HwLDP) identifies the role and hierarchy of settlements in Appendix 6.
<b>What prompted the PPS?</b>	As a response to the Scottish Governments Town Centre Action Plan and the availability of monies from the SSCI Charrette Mainstreaming Programme led the Council to undertake a series of three separate Town Centre charrettes to facilitate the development of Action Plans for three town centres.
<b>Subject</b>	Town Planning
<b>Period Covered by PPS</b>	2015 onwards
<b>Frequency of Updates</b>	The guidance will be reviewed as and when necessary. As a minimum the guidance will be reviewed every 5 years.
<b>Summary of nature / content of PPS</b>	The guidance will ultimately be adopted as Supplementary Guidance and will therefore form a statutory part of the Development Plan. The development brief will give guidance on the improvements and enhancements to town centres to deliver increased footfall and regeneration to the town centre area of Nairn.
<b>Are there any proposed PPS objectives</b>	No
<b>Copy of objectives attached</b>	N/A



## Area Covered by PPS

The general area covered by the Action Plan is shown on the map below:



Date

19<sup>th</sup> February 2015

## Likely Significance of Effects on the Environment

<b>Title of PPS</b>	Nairn Town Centre Action Plan
<b>Responsible Authority</b>	The Highland Council

<b>Criteria for determining the likely significance of effects on the environment (as per Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</b>	<b>Likely to have significant environmental effects</b>	<b>Summary of significant effects (negative and positive)</b>
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	No	The action plan will set a framework for projects and other activities to be pursued by the Council and other agencies and community groups. These projects will accord with the the aims of the Local Development Plan (HwLDP) and/or emerging Inner Moray Firth Local Development Plan (IMF LDP).
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The action plan is influenced by the HwLDP and the IMF LDP and it will be a key factor in delivering improvements to town centres as proposed and identified by this action plan.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The action plan will accord with the policies of the HwLDP and the IMFLDP which promote sustainable development.
1(d) environmental problems relevant to the PPS	Yes	There are no known environmental issues identified in this area.
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)	No	It is not anticipated that the action plan will be relevant in this respect.
2 (a) the probability, duration, frequency and reversibility of	Yes/No	The action plan will support a mix of uses in this area to help regenerate

Criteria for determining the likely significance of effects on the environment (as per Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects	Summary of significant effects (negative and positive)
the effects		the area this may include including housing, retail/commercial, employment and recreational space. With these uses in mind there will be long term non-reversible effects on the area, however these can be mitigated through application of the policies contained within the development plan.
2 (b) the cumulative nature of the effects	No	It is unlikely that the cumulative effect of development in this area will lead to an effect on the environment given the already built nature of the area however through application of policies in the HwLDP and mitigation which will be included in the IMF LDP it is anticipated that these will be minimal.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	N/A
2 (d) the risks to human health or the environment (for example, due to accidents)	No	The action plan will play an role in reducing risks to the human health in the area, however it is not anticipated that there will be a significant effect.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The action plan will apply to one specific area of the action plan. Regeneration of this area is an important part of the spatial strategy for Nairn and promoting the growth of the wider settlement.
2 (f) the value and vulnerability of the area likely to be affected due to- (i) special natural characteristics or cultural heritage; (ii) exceeded environmental	No	This action plan will lead to promotion of regeneration initiatives in an area which is predominantly developed at present. There are natural, built and cultural heritage designations around the action plan area however it is

Criteria for determining the likely significance of effects on the environment (as per Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects	Summary of significant effects (negative and positive)
quality standards or limit values; or (iii) intensive land-use.		anticipated that any potential impacts on these features can be mitigated.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	No	There are no landscapes in or adjacent to the area covered by the action plan which are likely to be affected.

### Summary

A summary of our considerations of the significant environmental effects of the Nairn Town Centre Action Plan is given below:

The Council have identified the area covered by the action plan for regeneration of Nairn town centre. The action plan will deal solely with the projects and proposals associated with the regeneration of this area including the potential redevelopment of redundant buildings, land and reconfiguration of some of the existing land uses in the area to aid regeneration of the area and increase the vitality and viability of the area. Preparation of the action plan is being carried out using a mini-charrette process.

It is recognised that regeneration of this area may exceptionally have an effect on the environment however, it is anticipated that this will be limited due to the existing built nature of much of the site. The principle of regeneration in the town centre is supported through the Highland-wide Local Development Plan and the emerging Inner Moray Firth Local Development Plan. Both of these documents have been subject to Strategic Environmental Assessments which have identified mitigation measures and policy requirements to address any emerging issues.

The reason that the details of regeneration proposals is included in an action plan rather than the plan itself is to ensure the development of a succinct local development plan and to ensure that the most relevant, flexible and up to date to framework is in place to facilitate delivery of regeneration in this area can be included as a non-statutory part of the development, rather than being reviewed with the relevant local development plan on a 5 year cycle.

## Tain Town Centre Action Plan

### Strategic Environmental Assessment Screening Report

A Strategic Environmental Assessment Screening Report is attached for the plan, programme or strategy (PPS) entitled:

*Tain Town Centre Action Plan*

The Responsible Authority is:

*The Highland Council*

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

*A Strategic Environmental Assessment is not required because the Tain Town Centre Action Plan is unlikely to have significant environmental effects.*

#### Contact Details

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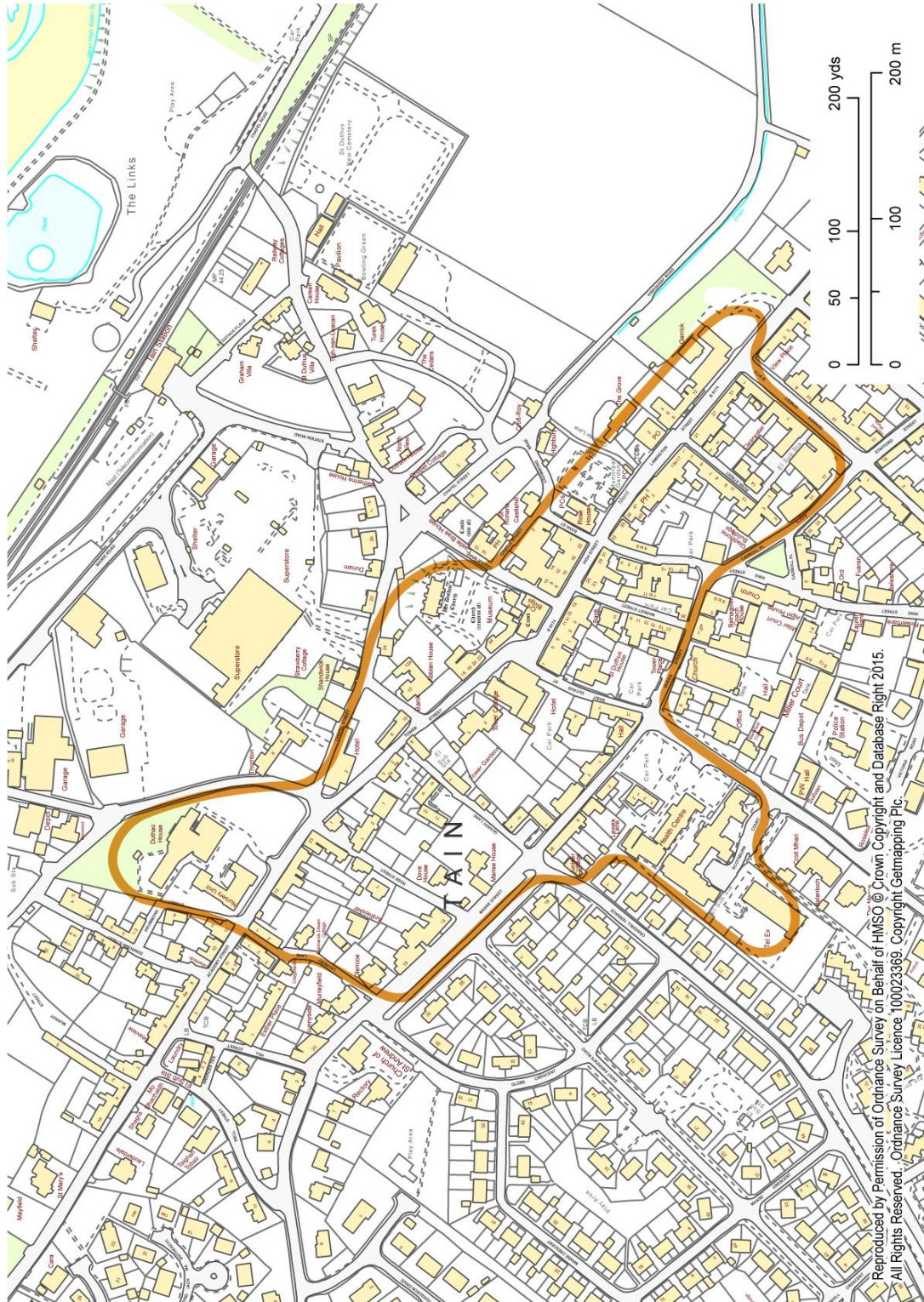
Date: 4<sup>th</sup> August 2015

## Key Facts

<b>Responsible Authority</b>	The Highland Council
<b>Title of PPS</b>	Tain Town Centre Action Plan
<b>Purpose of PPS</b>	The Town Centre Action Plan will provide guidance on the aspirations and proposals from communities to help regenerate Town Centres, increasing footfall, vibrancy and vitality to town centres. Town centres are allocated within the development plans where the Council consider there is a need to protect uses and activities associated with the functioning of the town centre. Policy 1 Promoting and Protecting City and Town Centres of the emerging Inner Moray Firth Local Development plan supports town centre development and presumes proposals outwith town centres that would have an adverse effect on the vitality and viability of town centres. The Highland-wide Local Development Plan (HwLDP) identifies the role and hierarchy of settlements in Appendix 6.
<b>What prompted the PPS?</b>	As a response to the Scottish Governments Town Centre Action Plan and the availability of monies from the SSCI Charrette Mainstreaming Programme led the Council to undertake a series of three separate Town Centre charrettes to facilitate the development of Action Plans for three town centres.
<b>Subject</b>	Town Planning
<b>Period Covered by PPS</b>	2015 onwards
<b>Frequency of Updates</b>	The guidance will be reviewed as and when necessary. As a minimum the guidance will be reviewed every 5 years.
<b>Summary of nature / content of PPS</b>	The guidance will ultimately be adopted as Supplementary Guidance and will therefore form a statutory part of the Development Plan. The development brief will give guidance on the improvements and enhancements to town centres to deliver increased footfall and regeneration to the town centre area of Tain.
<b>Are there any proposed PPS objectives</b>	No
<b>Copy of objectives attached</b>	N/A

## Area Covered by PPS

The general area covered by the Action Plan is shown on the map below:



Date

19<sup>th</sup> February 2015

## Likely Significance of Effects on the Environment

<b>Title of PPS</b>	Tain Town Centre Action Plan
<b>Responsible Authority</b>	The Highland Council

<b>Criteria for determining the likely significance of effects on the environment (as per Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</b>	<b>Likely to have significant environmental effects</b>	<b>Summary of significant effects (negative and positive)</b>
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1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The action plan is influenced by the HwLDP and the IMF LDP and it will be a key factor in delivering improvements to town centres as proposed and identified by this action plan.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The action plan will accord with the policies of the HwLDP and the IMFLDP which promote sustainable development.
1(d) environmental problems relevant to the PPS	Yes	There are no known environmental issues identified in this area.
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)	No	It is not anticipated that the action plan will be relevant in this respect.
2 (a) the probability, duration, frequency and reversibility of	Yes/No	The action plan will support a mix of uses in this area to help regenerate



Criteria for determining the likely significance of effects on the environment (as per Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects	Summary of significant effects (negative and positive)
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2 (f) the value and vulnerability of the area likely to be affected due to- (i) special natural characteristics or cultural heritage; (ii) exceeded environmental	No	This action plan will lead to promotion of regeneration initiatives in an area which is predominantly developed at present. There are natural, built and cultural heritage designations around the action plan area however it is

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quality standards or limit values; or (iii) intensive land-use.		anticipated that any potential impacts on these features can be mitigated.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	No	There are no landscapes in or adjacent to the area covered by the action plan which are likely to be affected.

### Summary

A summary of our considerations of the significant environmental effects of the Tain Town Centre Action Plan is given below:

The Council have identified the area covered by the action plan for regeneration of Tain town centre. The action plan will deal solely with the projects and proposals associated with the regeneration of this area including the potential redevelopment of redundant buildings, land and reconfiguration of some of the existing land uses in the area to aid regeneration of the area and increase the vitality and viability of the area. Preparation of the action plan is being carried out using a mini-charrette process.

It is recognised that regeneration of this area may exceptionally have an effect on the environment however, it is anticipated that this will be limited due to the existing built nature of much of the site. The principle of regeneration in the town centre is supported through the Highland-wide Local Development Plan and the emerging Inner Moray Firth Local Development Plan. Both of these documents have been subject to Strategic Environmental Assessments which have identified mitigation measures and policy requirements to address any emerging issues.

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