

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:

Nairn Town Centre Development Brief: Consultation Draft

The Responsible Authority is:

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

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

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

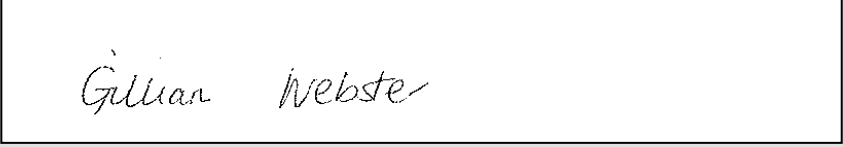
None of the above apply. We have prepared this screening report because:

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PART 6

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|------------------------|---|
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PART 7

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|--|--|
| Signature (electronic signature is acceptable) |  |
| Date | 27/09/10 |

SEA SCREENING REPORT - KEY FACTS

| | | | |
|--|---|------------|------------------------------------|
| Responsible Authority | Highland Council | | |
| Title of PPS | Nairn Town Centre Development Brief: Consultation Draft | | |
| Purpose of PPS | To promote the regeneration of a small part of Nairn town centre. Several buildings have become vacant or surplus to requirements and current planning policy does not promote a use for these buildings for which there is still a demand. | | |
| What prompted the PPS (e.g. a legislative, regulatory or administrative provision) | The Brief will become non statutory supplementary (planning) guidance. It is required as a quick response to a recent decision by the Co-op not to expand its foodstore in the town centre. This decision confirms that several buildings and sites will remain derelict unless there is action. The principles of the final Brief will be considered for inclusion within the future review of the relevant development plan (the Inner Moray Firth Local Development Plan). | | |
| Subject (e.g. transport) | Urban regeneration | | |
| Period covered by PPS | No statutory period. Hopefully the Brief will promote and shape refurbishment and redevelopment over the next year. | | |
| Frequency of updates | The PPS will be updated following public consultation and Committee decision. Its principles will be considered for inclusion within the development plan review. | | |
| Area covered by PPS (e.g. geographical area – it is good practice to attach a map) | Part of Nairn Town Centre, specifically the area bordered by Nairn Library Car Park, King Street, High Street and Leopold Street (see attached map) | | |
| Summary of nature/ content of PPS | The Brief will propose two preferred redevelopment options for part of Nairn Town Centre. It will also gives consultees and the public an opportunity to suggest their own ideas. The preferred options outline future land uses and their indicative arrangement. Background information is given in terms of constraints, opportunities, servicing requirements and the design principles that the Council believes should shape proposals for the area. | | |
| Are there any proposed PPS objectives? | <input checked="" type="checkbox"/> | YES | <input type="checkbox"/> NO |
| Copy of objectives attached | <input checked="" type="checkbox"/> | YES | <input type="checkbox"/> NO |
| Date | 27/09/10 | | |

SEA SCREENING REPORT

Our determinations regarding the likely significance of effects the Nairn Town Centre Draft Development Brief on the environment of is set out Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

| TITLE OF PPS | | |
|--|---|---|
| Nairn Town Centre Development Brief: Consultation Draft | | |
| RESPONSIBLE AUTHORITY | | |
| 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 | NO | The Brief will set a framework for future development proposals but only for a small part of the town centre. That part of the town centre is already developed, allocated for redevelopment in the statutory development plan and benefits from a planning permission for redevelopment (albeit for a different use). |
| 1(b) the degree to which the PPS influences other PPS including those in a hierarchy | NO | The Brief will provide a quick update of existing planning policy to reflect recently changed circumstances (detailed in Key Facts above). It will be a material planning consideration but will be non statutory supplementary guidance and will not supersede the statutory development plan until its principles are considered for inclusion within the review of the Inner Moray Firth Local Development 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 Brief will promote the mixed use redevelopment of brownfield land and buildings in a town centre location. Therefore by default it should promote sustainable development in terms of co-locating jobs, homes and facilities close to |

| | | |
|---|---|---|
| | | public transport and allowing active travel. |
| 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 | NO | The Brief will hopefully encourage refurbishment and redevelopment applications that will remove dereliction. However it does not involve physical works itself. These applications are likely to remediate any remaining contamination within the former petrol filling station tanks and by removing dereliction to improve the setting of the built heritage of the area. One listed building sits within the Brief area and is proposed for retention. Any effects will be positive in net terms. |
| 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 | The Brief is unlikely to have any effect on European Community legislation. The Brief is already connected to the public water and sewerage networks and the existing recycling point will be retained. |
| 2 (a) the probability, duration, frequency and reversibility of the effects | NO | Any effects will be positive in net terms. They will be irreversible without another redevelopment. |
| 2 (b) the cumulative nature of the effects | NO | Any effects will be positive in net terms. They may be cumulative in that improving the physical appearance of one site may increase the marketability of one adjacent and make its redevelopment more likely and generally raise the visual quality of the area. |
| 2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States) | N/A | N/A |
| 2 (d) the risks to human health or the environment (for example, due to | NO | The Brief promotes simpler and therefore possibly safer access arrangements and the further containment of the former petrol filling |

| | | |
|------------|--|----------------|
| accidents) | | station tanks. |
|------------|--|----------------|

| 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 | The Brief area includes land close to the A96 Trunk Road and is therefore prominent in visual terms. It is also part of the town centre and carries a relatively high footfall and parking demand. However, its geographic extent is very small and the redevelopment promoted will have very little off-site effect. Any net effect will be positive. |
| 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 quality standards or limit values; or (iii) intensive land-use. | NO | (i) There is a Category B Listed Building within the Brief boundary. However, it is not proposed to alter this building in any way. Its setting may be affected by development but only in a positive way given the present derelict nature of adjoining land and buildings. (ii) N/A (iii) The Brief promotes a slightly more intensive land-use of certain sites but in a sustainable location. |
| 2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status | NO | There are no protected designations or features within the Brief area other than the listed building (see detail in (f) above). |

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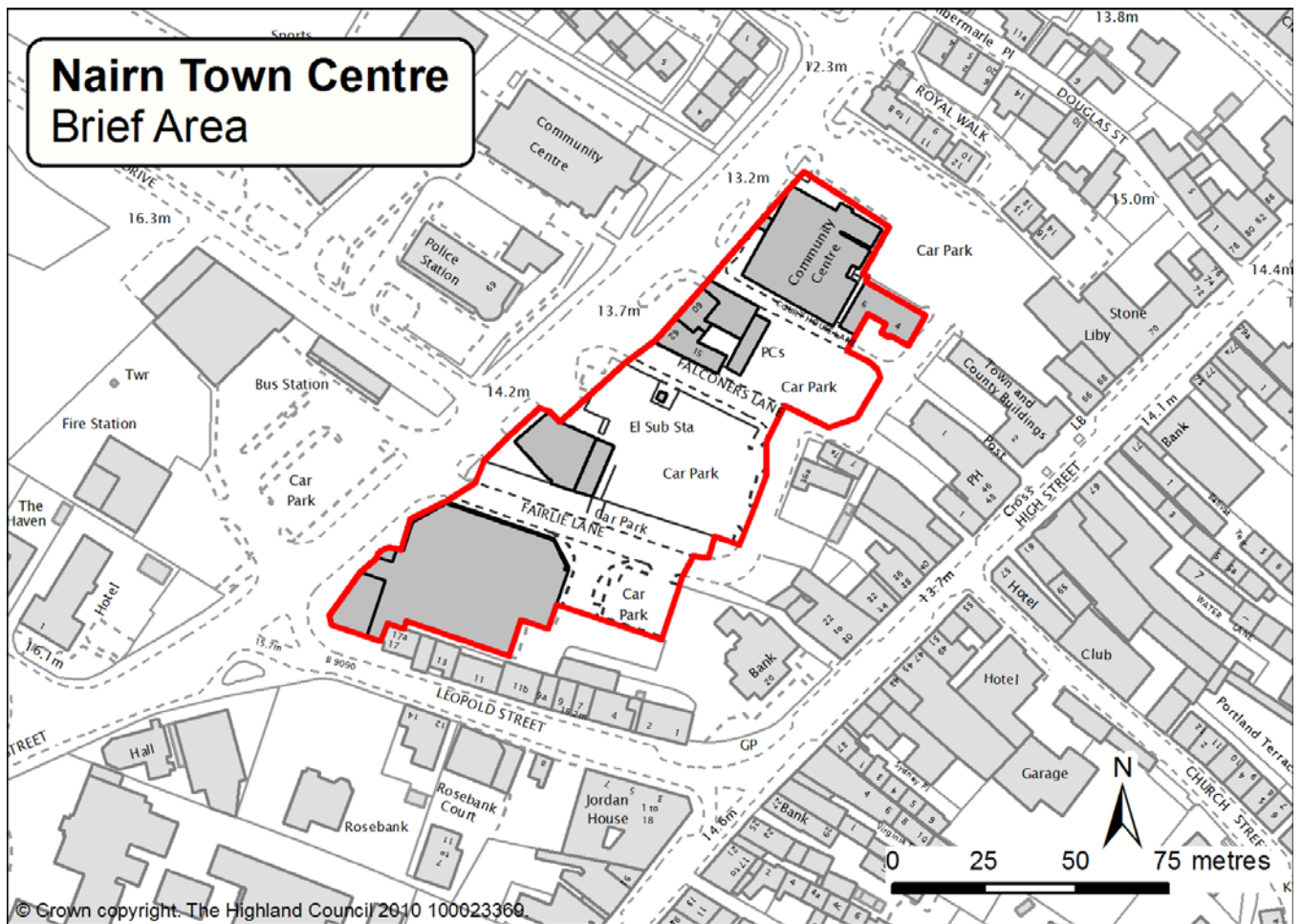
A summary of our considerations of the significant environmental effects of the Nairn Town Centre Draft Development Brief is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Brief hopes to encourage refurbishment and redevelopment proposals that will improve the physical appearance of a small part of Nairn Town Centre. It supports a change in current planning policy to allow a mix of housing, retail and other employment uses rather than just retail. This change, if implemented will co-locate people, jobs, homes and facilities in a town centre thus maximising opportunities for sustainable travel patterns. The land is already developed, part derelict and benefits from an adopted local plan allocation for redevelopment and an extant planning permission for redevelopment. Therefore, it is felt that the change from the existing planning policy position will be minimal.

The potential significant change is the opportunity to bring land and buildings back into beneficial re-use. This change will be positive but its physical extent will be limited and not have any direct impact upon any environmental designation or feature.

Appendix 1: PPS Boundary



Appendix 2: Proposed PPS Objectives

Objectives of Development Brief

The detailed objectives of this Brief are to:

- set out a framework to achieve a comprehensive and cohesive approach to development including layout, access, sustainable design principles, and servicing;
- improve the quality of pedestrian links and increase footfall within the wider town centre, notably the High Street;
- improve the physical appearance of this part of the town centre;
- add to the vitality and viability of the town centre, and;
- provide a basis for detailed consultation with the local community.