

## POST - ADOPTION SEA STATEMENT

### Post-adoption SEA statement for:

West Highland and Islands Local Plan

### Adopted on:

9 September 2010

### Responsible Authority:

The Highland Council

## POST-ADOPTION SEA STATEMENT INTRODUCTION

This document (referred to here as the post-adoption SEA statement) has been prepared in accordance with the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 prior to the implementation of Section 18 of the Environmental Assessment (Scotland) Act 2005.

## POST-ADOPTION SEA STATEMENT AVAILABILITY OF DOCUMENTS

### WEBSITE

The full PPS as adopted, along with the Environmental Report and post-adoption SEA Statement are available on the Responsible Authority's website at:

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/whilp.htm>

### OFFICE ADDRESS

The PPS, as adopted, along with the Environmental Report and post-adoption SEA Statement may also be inspected free of charge (or a copy obtained for a reasonable charge) at the principal office of the Responsible Authority:

### Contact name, address and telephone number

Tim Stott  
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### Times at which the documents may be inspected or a copy obtained:

Monday – Friday: 0900 - 1700

**POST-ADOPTION SEA STATEMENT  
KEY FACTS**

<b>Name of Responsible Authority</b>	The Highland Council
<b>Title of PPS</b>	West Highland and Islands Local Plan
<b>Purpose of PPS</b>	The Plan sets out the Council's policies to guide development in the West Highland & Islands area and provides proposals for specific sites.
<b>What prompted the PPS</b> (e.g. a legislative, regulatory or administrative provision)	Legislative requirement to provide an up to date development plan.
<b>Subject (e.g. transport)</b>	Land use planning.
<b>Period covered</b>	2010 - 2015
<b>Frequency of updates</b>	The Local Plan will be reviewed every 5 years.
<b>Area of PPS</b> (e.g. geographical area)	Principally Lochaber, Skye and Lochalsh
<b>Summary of nature/content of PPS</b>	The Local Plan sets out the Council's policies to guide development in the area and provides proposals for specific sites.
<b>Date adopted</b>	9th September 2010
<b>Contact name &amp; job title</b> <b>Address, email, telephone number</b>	Tim Stott Principal Planner The Highland Council Glenurquhart Road Inverness IV3 5NX tim.stott@highland.gov.uk 01463 702265
<b>Date</b>	23.11.10

## 1. Strategic Environmental Assessment Process

The West Highland and Islands Local Plan has been subject to a process of Strategic Environmental Assessment (SEA), as required under the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 prior to the implementation of the Environmental Assessment (Scotland) Act 2005. This has included the following activities:

- taking into account the views of the Scottish Environment Protection Agency, Scottish Natural Heritage and the Scottish Ministers (Historic Scotland) regarding the scope and level of detail that was appropriate for the Environmental Report
- preparing and updating an Environmental Report on the likely significant effects on the environment of the draft PPS which included consideration of:
  - agreeing baseline data relating to the current state of the environment;
  - considering links between the PPS and other relevant strategies, policies, plans, programmes and environmental protection objectives;
  - considering existing environmental problems affecting the PPS;
  - considering the Plan's likely significant effects on the environment (positive and negative);
  - considering measures envisaged for the prevention, reduction and offsetting of any significant adverse effects;
  - recording reasons for selecting the alternatives chosen;
  - monitoring measures to ensure that any unforeseen environmental effects will be identified allowing for appropriate remedial action to be taken.
- consulting on the Environmental Report
- taking into account the Environmental Report and the results of consultation in making final decisions regarding the PPS
- committing to monitoring the significant environmental effects of the implementation of the PPS. This will also identify any unforeseen significant adverse environmental effects and to enable taking appropriate remedial action.

## 2. How Environmental Considerations Have Been Integrated Into The Plan And How The Environmental Report Has Been Taken Into Account

Pre-Examination consideration of environmental issues and resultant changes to the Plan's content are set out within the Environmental Report available via:

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/whilp.htm>

Following Examination of the local plan the Scottish Government appointed Reporters recommended further modifications to the Plan. All of the Reporters' specific recommendations were incorporated by the Council. The consideration of the environmental effects of these changes is set out in the table below.

### Consideration of Environmental Effects of Plan Changes Made Post Examination

Relevant New/Amended Policy/Proposal	Comment on environmental consideration
<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Additional Plan sub-objective on biodiversity</li> <li>• Additional site-specific flood risk developer requirements</li> <li>• Additional site-specific public sewerage connection requirements</li> <li>• Additional drainage to land (rather than direct to water environment) developer requirements / objectives</li> <li>• Additional Vision reference to protection of scheduled monument at Fort William</li> <li>• Additional retention of natural watercourses within development sites developer requirement</li> <li>• Additional settlement objective referencing of international and national heritage designations</li> <li>• Additional settlement objective referencing of landscape issue where a larger crofting community extension is proposed</li> </ul>	<p>All of the changes provide greater reference to environmental issues or provide more onerous developer requirements in terms of mitigation of environmental effects. The effects of the changes will be neutral or positive in terms of net environmental effect.</p>
<p><b>GP1 – Settlement Development Areas</b>            The supporting text of the policy has an additional sentence stating that the landscape character assessment for the area will be referred to as a material consideration and landscape character has been added to the policy.            International and national heritage features that fall partly or wholly within a delineated settlement are now referenced within that settlement's objectives.</p>	<p>The addition to the supporting text reinforces the policy in terms of landscape. The assessment is currently neutral against the SEA objective on landscape and will remain so as it may not necessarily enhance the landscape. Therefore there is no variance in environmental terms. The additional heritage references are factual but better highlight the existence of heritage features within settlements and therefore are only likely to have a neutral or small positive effect.</p>

<p><b>GP3 – Wider Countryside</b> The policy has had a substantial re-write but only to offer clarification rather than any change in the policy presumption for or against development.</p>	<p>None of the amendments make any changes to the SEA assessment therefore there is no variance in environmental terms.</p>
<p><b>GP4 - Natural, Built and Cultural Heritage</b> The international section has been revised which makes it strengthened in environmental terms. A note has been added at the end of the policy to cross refer the reader to Appendix 1 of the local plan, as has the first paragraph of the policy, which strengthens the policy.</p>	<p>None of the amendments make any changes to the SEA assessment therefore there is no variance in environmental terms.</p>
<p><b>GP7 - Waste Water Treatment</b> The policy has had a re-write but only to provide greater certainty and clarity. The change was as requested by SEPA.</p>	<p>None of the amendments make any changes to the SEA assessment therefore there is no variance in environmental terms.</p>
<p><b>GP8 – Waste Management</b> The policy has had a re-write to provide greater certainty, clarity and conformity with national policy. The change was as requested by SEPA.</p>	<p>None of the amendments make any changes to the SEA assessment therefore there is no variance in environmental terms.</p>
<p><b>GP9 - Flood Risk</b> The policy has had a re-write to provide greater certainty, clarity and conformity with national policy. The change was as requested by SEPA.</p>	<p>None of the amendments make any changes to the SEA assessment therefore there is no variance in environmental terms.</p>
<p><b>GP10 - Physical Constraints</b> The policy has had a re-write to provide greater certainty and clarity regarding contaminated land. The change was as requested by SEPA.</p>	<p>None of the amendments make any changes to the SEA assessment therefore there is no variance in environmental terms.</p>
<p><b>GP16 - Housing in the Countryside</b> The policy was deleted and replaced by a cross reference to already approved Structure Plan policies.</p>	<p>The change is neutral (in that it just reaffirms existing policy) or if anything more restrictive in terms of development. Therefore the amendment is not seen as significant in environmental terms.</p>
<p><b>Site Specific Changes</b> Full details are recorded within the post Examination SEA Update Statement available via the web link below. However almost all material changes related to reduced development opportunities. The only increases were very small in nature and within existing settlements</p>	<p>The net effect of all these changes is likely to be neutral or if anything positive for the environment.</p>

**3. How Opinions Expressed During Consultation Have Been Taken Into Account**

The West Highland and Islands Local Plan Environmental Report has been subject to three periods of consultation: the Environmental Report December 2007, an augmented draft Environmental Report May 2008 and a revised Environmental Report December 2008. The Environmental Report and its Appendices and the Examination Report set out all the comments received during consultation at each of the respective stages of the SEA process and how they have been taken into account. All this information is available via: <http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/whilp.htm>

**4. Reasons For Choosing The West Highland And Islands Local Plan As Adopted, In Light Of Other Reasonable Alternatives**

The reasons for choosing the West Highland and Islands Local Plan as adopted is discussed in detail in section 6 of the finalised Environmental Report available via: <http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/whilp.htm>

The local plan was subject to periods of consultation and to objections seeking alternative policies, wording and proposals. Independent Reporters considered these objections and made recommendations and these can be found in the Examination Report (also available via the link above).

**5. Measures That Are To Be Taken To Monitor Significant Environmental Effects of The Implementation of The West Highland and Islands Local Plan**

As the Responsible Authority we are required to monitor significant environmental effects of the implementation of the West Highland and Islands Local Plan in a manner which enables them to also identify unforeseen adverse effects at an early stage and to enable them to take appropriate remedial action. Section 8 of the finalised Environmental Report discusses monitoring.

We have developed a monitoring framework which can be seen below. It details what we are going to monitor, how we will monitor it and how often it will be done. There are some that are shaded in grey; these are indicators that we would like to monitor but will not be able to at present.

### Monitoring Framework

SEA Topic	What the plan seeks to achieve	Monitoring Indicator	Responsible for Data Collation	Publication of Monitoring	Remedial Action
Air	No increase in number of Air Quality Management Areas	Number of Air Quality Management Areas	THC (Environmental Health)	Biennially	Review policy and site allocations in areas where AQMA have been designated.
Water Quality	Improve Water Quality	Number of designated bathing areas	SEPA	Annually	Review policy and site allocations in Local Development Plan(s).
		Number of rivers "C" classification or below			
		Number of bathing areas passing bathing water quality			
		% of planning applications granted in last 12 months which connected to public water/sewer			
	Reduce instances of flooding	Number of planning applications granted within medium to high flood risk areas (1 in 200yr probability)	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Increase number of developments incorporating water efficient technologies	Number of schemes that incorporate water efficient technologies	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).

<b>SEA Topic</b>	<b>What the plan seeks to achieve</b>	<b>Monitoring Indicator</b>	<b>Responsible for Data Collation</b>	<b>Publication of Monitoring</b>	<b>Remedial Action</b>
Soil	Remediation of Contaminated Land and redevelopment of brownfield sites	Number of planning applications granted on brownfield land in the last 12 months	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Reduction in the area of prime agricultural land developed	Number of planning applications granted on prime agricultural land (1, 2, 3.1 of the Macaulay Institute Classification)	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
Biodiversity	Protection and enhancement of biodiversity in Highland	Number of applications granted within SPA, SAC, Ramsar, NNR, SSSI, Sites of Local Nature Conservation.	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Protected Species are not significantly disturbed		SNH	Annually	Review policy and site allocations in Local Development Plan(s).
Climatic Factors	Reduction in Travel	% travelling to work/study by car	THC (Information and Research)	Biennially	Review policy and site allocations in Local Development Plan(s).
		% travelling to work/study by public transport	THC (Information and Research)	Biennially	Review policy and site allocations in Local Development Plan(s).
		% travelling to work/study by active travel	THC (Information and Research)	Biennially	Review policy and site allocations in Local Development Plan(s).



<b>SEA Topic</b>	<b>What the plan seeks to achieve</b>	<b>Monitoring Indicator</b>	<b>Responsible for Data Collation</b>	<b>Publication of Monitoring</b>	<b>Remedial Action</b>
Human Health	Improve accessibility to open space	Provision of open space (m <sup>2</sup> )	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
		% of households within 1200m of open space	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
Cultural Heritage	Reduce number of buildings at risk	Number of buildings at risk	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
Landscape	Impact on quality of landscape	Number of planning applications granted within NSA and SLA in last 12 months	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
Material Assets	Improved accessibility to recycling facilities	% of households within 15km of recycling centre	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
		Number of planning applications granted which include provision for recycling point in last 12 months	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Reduction in waste going to landfill	% of total residual waste in Highland going to landfill	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).
	Protection and enhancement of public access	Number of planning applications granted which affect path identified in the core path plan	THC (Information and Research facilitated by access officers)	Annually	Review policy and site allocations in Local Development Plan(s).
	Increase number of developments incorporating sustainable materials	Number of schemes that incorporate sustainable materials	THC (Information and Research)	Annually	Review policy and site allocations in Local Development Plan(s).