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Our ref: AMN/23/278/ABC
Your ref:

2 April 2008

Dear Colin

Environmental Assessment (Scotland) Act 2005
The Highland Council
Allanmore-Pitkerrald (Drumnadrochit) Development Brief: Screening Report

Thank you for consulting Historic Scotland on the screening report for The Highland Council's development brief for Allanmore-Pitkerrald (Drumnadrochit), received by The Scottish Government's SEA Gateway on 7 March 2008. I have reviewed the screening report on behalf of Historic Scotland in its role as a Consultation Authority in accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005. In doing so I have used the criteria set out in Schedule 2 for determining the likely significance of the effects on the environment.

My understanding from the screening report is that the brief will set the framework for development of a 14 ha site, of which some 50% will be used for housing (200 homes) and 50% for green space.

I note that it is The Highland Council's view that the brief is unlikely to have significant environmental effects. In light of the information included in the report, and the characteristics of the site, I agree that the brief is unlikely to have significant effects on nationally important features of the historic environment. There are no nationally important historic environment features (i.e. Scheduled Ancient Monuments, Category A-listed buildings, or Gardens and Designed Landscapes) on the site. There is a Scheduled Ancient Monument some 250-300m south of the site, Craig Mony (fort; index no. 5808). The development therefore has the potential to have an impact on the setting of the monument. This potential is minimal, as the site is mainly screened by trees, but there may be open views from the top of the fort through the trees towards the site that could be affected. Historic Scotland therefore recommends that the development brief include information about the monument and a requirement for development to recognise the

sensitivity of this feature. However, I confirm that the potential impact is not considered significant enough to trigger the requirement for an environmental assessment, in terms of nationally important features.

I note that there is a C(S)-listed building on the site, and B- and C(S)-listed buildings in the site's environs. There is therefore potential for development on this site to have a significant impact on these regionally and locally important features. In line with your Council's remit for sites of regional and local significance, you may wish to consult your colleagues within the Council responsible for listed buildings for their views. You may also wish to consult The Highland Council Archaeology Unit for their views on effects on sites included on the Sites and Monuments Record.

As you will be aware, it is the responsibility of The Highland Council as the Responsible Authority to determine whether the brief requires an environmental assessment and to inform the Consultation Authorities accordingly. Should you determine that an environmental assessment of the brief is required, I draw your attention to the information requirements set out in Schedule 3 of the Act and to The Scottish Government SEA Tool Kit (available at <http://www.scotland.gov.uk/Publications/2006/09/13104943/0>).

Please do not hesitate to contact Jennifer Craig on 0131 668 8832 should you wish to discuss this response.

Yours sincerely

Amanda Chisholm
Strategic Environmental Assessment Team Leader