

Inshes and Raigmore Development Brief

Strategic Environmental Assessment Screening Report

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

Inshes and Raigmore Development Brief

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 Inshes and Raigmore Development Brief is unlikely to have significant environmental effects.

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Key Facts

Responsible Authority	The Highland Council
Title of PPS	Inshes and Raigmore Development Brief
Purpose of PPS	The Development Brief will provide additional guidance on the design and layout of future land uses in the Inshes and Raigmore areas of Inverness. The majority of the land is allocated for development through Policy 7 of the Highland-wide Local Development Plan (HwLDP) and are included in the Inner Moray Firth Proposed Local Development Plan (IMFLDP).
What prompted the PPS?	Policy 7 of the Highland-wide Local Development Plan makes reference to the need for a development brief to guide development in this area.
Subject	Town Planning
Period Covered by PPS	2014 onwards
Frequency of Updates	The guidance will be reviewed as and when necessary. As a minimum the guidance will be reviewed every 5 years.
Summary of nature / content of PPS	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 acceptable land uses and design principles to deliver high quality development at this area of Inverness and to address current infrastructure issues.
Are there any proposed PPS objectives	No
Copy of objectives attached	N/A

Likely Significance of Effects on the Environment

Title of PPS	Inshes and Raigmore Development Brief
Responsible Authority	The Highland Council

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)
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 guidance will not set a framework for projects or other activities but refine and guide development in line with the land allocations in the Highland-wide Local Development Plan (HwLDP) and/or subsequent land allocation in the 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 development brief is influenced by the HwLDP and the IMF LDP and it will be a key factor in delivering development proposed by this development brief.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The development brief will accord with the policies of the HwLDP which promote sustainable development.
1(d) environmental problems relevant to the PPS	Yes	In this area there are a number of environmental problems including but not limited to: impact on landscape character and fluvial flood risk.
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 SG will be relevant in this respect.
2 (a) the probability, duration, frequency and reversibility of	Yes/No	The development brief will propose a mix of uses in this area to 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 development brief will play a 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 development brief will apply to one specific area of the City of Inverness. Development of this area is a key part of the spatial strategy for Inverness and the Inner Moray Firth and if not delivered may lead to impacts on development areas outwith the city.
2 (f) the value and vulnerability of the area likely to be affected due to-	No	This development brief will lead to promotion of development in an area which is mainly developed at present.

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)
(i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use.		There are a number of natural, built and cultural heritage designations around the development brief area however it is anticipated that through application of mitigation measures identified in the Inner Moray Firth Local Development Plan, Highland-wide Local Development Plan, and through the preparation of the Development Brief itself, 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 development brief which are likely to be affected.

Summary

A summary of our considerations of the significant environmental effects of the Inshes and Raigmore Development Brief is given below:

The Council have identified the area covered by the development brief for regeneration of the City of Inverness. A number of separate but inter-related projects are being taken forward to address transport constraints and flood risk. These are: improvements to Inshes Roundabout; connectivity between the A9 and A96 trunk roads; and flood risk from the Dell Burn. This development brief will deal solely with the land uses associated with the development of this area including the potential level of development, acceptable land uses and reconfiguration of some of the existing land uses in the area to facilitate best use of the land to aid regeneration and renewal of the area. Preparation of the development brief will be carried out using a mini-charrette process called a “Design for Change” event.

It is recognised that development of this area will have an effect on the environment however, it is anticipated that this will be limited due to the already built nature of much of the site. The principle of development in this area has been set by allocation of land in the Highland-wide Local Development Plan and further identification of a site in the Inner

Moray Firth Local Development Plan. Both of these documents have been subject to Strategic Environmental Assessments which have identified mitigation. These mitigation measures will be fully integrated into the developer requirements of the Inner Moray Firth Local Development Plan. The process of the A9/A96 Connectivity study is being undertaken by Transport Scotland who are the responsible authority for that PPS.

The reason that the details of development, design principles and the mix and scale of uses is to be included in a development brief 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 development in this area can be included as a statutory part of the HwLDP, rather than being reviewed with the HwLDP or IMF LDP on a 5 year cycle.