

WEST HIGHLAND & ISLANDS LOCAL PLAN

Strategic Environmental Assessment (SEA): Update Statement

May 2010



Planning & Development Service

1 INTRODUCTION

- 1.1 This document provides a brief summary of how post Examination Modifications (changes) to the West Highland & Islands Local Plan will affect the environment. In particular, it compares the likely environmental effects of changes against the likely impact of the previous Plan content.
- 1.2 Further background is available through the Revised Environmental Report December 2008, which is available at Council HQ and on the website www.highland.gov.uk.
- 1.3 A post Plan adoption Environmental Report will be published in due course alongside the Adopted Local Plan and an SEA Post-Adoption Statement. These documents will draw together the outcome of the parallel but related Plan and SEA processes.

Non-Technical Summary

- 1.4 A non-technical summary will be available with the post adoption documentation.

SEA Objectives

- 1.5 The SEA Objectives remain the same and therefore there is no update required.

Local Plan Objectives

- 1.6 An additional Plan objective has been added “to further the conservation of biodiversity”. The Environmental Report matrices will be amended to reflect this change.

Residual Effects

- 1.7 The Council is committed to improving monitoring of environmental effects. Post Examination modifications increase developer requirements for mitigation in many cases and this should reduce residual effects (see details below).

Protected Species

- 1.8 The Council’s Guidance on Development and Biodiversity – Highland’s Statutorily Protected Species was only emerging during the SEA assessment, therefore it will not be included as part of the SEA assessment. However it will inform the development of the Highland wide Local Development Plan. There have been changes made to the Local Plan following the Appropriate Assessment of the Local Plan, with developer requirements added for otter and bat surveys. However, whilst such a developer requirement is not necessarily included in the Plan in every instance where a survey may ultimately be required, General Policies 11 and 12 will be applied across all proposals and require such surveys where necessary.

Cumulative Impacts (In combination effects)

- 1.9 There could be cumulative effects relating to landscape character, water quality and biodiversity. The post Examination changes have increased environmental protection in all these areas. Better cross referencing to landscape features and assessments have been made. Several allocations and development boundaries have been deleted or reduced due to concerns about potential adverse landscape impact. The Plan's housing in the countryside policy has been deleted and substituted with a cross reference to Structure Plan policies the net effect of which may be a more restrictive approach. The water environment has been better protected by stronger requirements for foul water to discharge to the public sewer or land. Biodiversity now has a specific reference as a Plan objective and species survey requirements are more common.

Appropriate Assessment

- 1.10 Appropriate Assessment is covered by a separate report which details post Examination changes and their implications. Plan changes increase the protection for Natura and RAMSAR sites.

2 ENVIRONMENTAL EFFECTS OF POST EXAMINATION PLAN CHANGES

- 2.1 Almost all of the Modifications are likely to result in reduced environmental effects compared to the previous Plan content. Most changes reduce the amount of development land and/or its capacity.
- 2.2 Where development land has been retained, the requirements on developers - to mitigate the potential environmental effects of their proposals - have been made more onerous by a combination of changes to the Plan's general policies and site-specific pre-requisites.
- 2.3 Some modifications are more neutral and are intended to clarify policy rather than change the presumption for or against development.
- 2.4 There are several "pro-development" modifications but these are very small extensions to development boundaries and allocations. One new allocation has been recommended and included (at Spean Bridge) but this is on a part brownfield site and already benefits from a planning permission.
- 2.5 Details of each category of change and the sites, places and issues affected are set out below.
- 2.6 The following settlements have had their development boundary reduced in area:

Reduced Settlement Development Area (SDA)
ARDGOUR- (SDA)
DRIMNIN/BUNAVULIN - Settlement Development Area (SDA)
ROSHVEN - Settlement Development Area (SDA)
MINGARRY - Settlement Development Area (SDA)
ACHMORE - Settlement Development Area (SDA)
DORNIE - Settlement Development Area (SDA)
INVERINATE - Settlement Development Area (SDA)
SALLACHY - Settlement Development Area (SDA)
GLENELG/GALLTAIR AND GLEN BERNERA - Settlement Development Area (SDA)
EILEAN IARMAIN & CAMASCROSS - Settlement Development Area (SDA)
HARLOSH - Settlement Development Area (SDA)
ROAG - Settlement Development Area (SDA)

- 2.7 The following settlement had its development boundary deleted.

Deleted SDA
ERRACHT - Settlement Development Area (SDA)

- 2.8 The following allocations were deleted.

Deleted Allocations
GLENACHULISH - MU1 West of A828, MU2 East of A828 & MU3 South of A82
NORTH BALLACHULISH - LT Between North Ballachulish and Oldtown
INCHREE - H South of River Righ & LT North of the River Righ
DUROR LT - North of Achindarroch Road

DUROR - H2 South of Achindarroch
LOCHALINE - B2 North East of War Memorial
STRONTIAN - B2 Hotel Site
MORAR - H1 North of Achinaluin
ROY BRIDGE - LT 1 & LT2
FORT WILLIAM HOUSING DEVELOPMENT SITE Allocation H – Tomonie
FORT WILLIAM EXPANSION SITES - New Community MU9
FORT WILLIAM EXPANSION SITES Allocation MU16 – Claggan/Achintee
KYLE OF LOCHALSH - H6 Langlands Terrace (West)
PLOCKTON - AH2/C Land South of Cooper Street
PLOCKTON - B1 & B2 Land N of Sewage Works & Land South of Airstrip Hangar, MU Primary School
AUCHTERTYRE - MU1 East of Business Park
DORNIE - Mixed use (MU) Graham House
EILEAN IARMAIN & CAMASCROSS - MU North-east of Park Cottage
KYLEAKIN - B1 N of Primary School
EDINBANE - Coishletter – LT
AN CLACHAN (STAFFIN) - H1, H2 & B (Various)
PORTREE - H5 Kiltaraglen (East)

2.9 The following allocations were reduced in area.

Reduced Allocations
NORTH BALLACHULISH - H2 North of Loch Leven Hotel
MORAR - C2 Cemetery
ARISAIG - C Centre Parks
GAIRLOCHY - H3 North of Mucomir
SPEAN BRIDGE – MU2/LT2 Opposite Little Chef
INVERGARRY - H1 Adjoining Village Hall
FORT WILLIAM - Business Allocation B3 - Leanachan Forest
GLENELG/GALLTAIR AND GLEN BERNERA - H2 Land South of Health Centre, H3 Land South of Forestry Houses
KYLEAKIN - H1 Old Kyle Farm Road
BROADFORD - Broadford Commerce

2.10 The following allocations were reduced in capacity.

Reduced Capacity of Allocations
ACHARACLE H2 - Ardshealach Druimbeg
INCHREE - MU North of the River Righ
SPEAN BRIDGE – MU1 Burn Bank
SPEAN BRIDGE – MU2/LT2 Opposite Little Chef
FORT WILLIAM MIXED USE SITES Allocation MU2 - Corpach Locks
PLOCKTON - H War Memorial Site
RERAIG - MU East of Caravan Park
GLENELG/GALLTAIR AND GLEN BERNERA - H2 Land South of Health Centre, H3 Land South of Forestry Houses
KYLEAKIN - H1 Old Kyle Farm Road
DUNVEGAN - H2 North west of primary school

2.11 Stronger mitigation of environmental effects will be secured by the following changes.

Stronger Mitigation Changes
NORTH BALLACHULISH - B Adjoining the Business Park
KINLOCHLEVEN - H2 Foyers Road
KINLOCHLEVEN H3 - Wades Road
DUROR H1 - North of Achindarroch Road
LOCHALINE H3 - East of Dunaline
STRONTIAN - Settlement Development Area (SDA) and allocations
GLENBORRODALE - Settlement Development Area (SDA)
SALEN - Settlement Development Area (SDA)
ROSHVEN - Settlement Development Area (SDA)
MALLAIG: H2 Coteachan Hill, H3 Fank Brae
MORAR - H2 Beoraid (South)
MORAR - MU East of cemetery/Loch Morar
ARISAIG - H1 North Parks
ARISAIG - General Waste Water & Flood Risk
GAIRLOCHY - H5 Caravan Park (North)
SPEAN BRIDGE – General Comments
SPEAN BRIDGE – MU2/LT2 Opposite Little Chef
ROY BRIDGE - General and H1 Field off Bohenie Road, B1 Stronlossit
INVERGARRY - Various Allocations
FORT WILLIAM - B6 Glen Nevis Business Park
FORT WILLIAM EXPANSION SITES Allocation MU1 – Corpach
FORT WILLIAM MIXED USE SITES Allocation MU2 - Corpach Locks
FORT WILLIAM MIXED USE SITES Allocation MU3 - Banavie Car Park
KYLE OF LOCHALSH - Various Allocations
ACHMORE - Settlement Development Area (SDA); Allocations AH (West of Former Council Housing)
RERAIG - MU (East of Caravan Park)
AUCHTERTYRE - MU2 North and West of Primary School, LT North-east of Primary School
DORNIE - Affordable Housing (AH) Carr Brae
INVERINATE - Settlement Development Area (SDA), AH Land Next to Kintail Parish Church
AVERNISH-NOSTIE - Settlement Development Area (SDA)
SALLACHY - Settlement Development Area (SDA)
GLENELG/GALLTAIR AND GLEN BERNERA - H2 Land South of Health Centre, H3 Land South of Forestry Houses
ARMADALE - MU1 Between the potteries
ARMADALE - MU2 Armadale Bay
ACHNACLOICH - Settlement Development Area (SDA)
KYLERHEA - Settlement Development Area (SDA)
KYLEAKIN - H1 Old Kyle Farm Road
KYLEAKIN - H2 Former Dairy, AH East of Playing Field, LT South of Playing Field
KYLEAKIN - I Altanavaig Quarry
EDINBANE - Coishletter – H2, H3
INVERARISH – Foul Drainage, H4 Henderson Bridge H5 South of Gravel Pit
AN CLACHAN (STAFFIN) - AH
PORTREE - H2 Woodpark
PORTREE - C1 Home Farm
PORTREE - MU3 Bayfield, MU5 Harbour

BROADFORD - Broadford Commerce
BROADFORD - MU5 Airstrip
DUNVEGAN - MU3 Adjoining Dunvegan Pier
GENERAL - Addition of Biodiversity Plan Objective
GENERAL - Additional flood risk assessment and avoidance requirements - Various
GENERAL - Additional public sewerage requirements - Various
GENERAL - Additional built heritage references in Strategy - Various
GENERAL - Additional natural watercourse retention requirements - Various
GENERAL - Additional "drainage to land" requirements - Various
GENERAL - Additional cross referencing of national and international heritage features - Various
GENERAL POLICY 1 - More explicit emphasis on landscape as a policy consideration
GENERAL POLICY 3 - More explicit emphasis on landscape as a policy consideration
GENERAL POLICY 4 - Better referencing of the particular policy / legal tests that protect heritage features
GENERAL POLICY 7 - clarification of when public sewerage will be required and more stringent arrangements for private treatment
GENERAL POLICY 16 - policy deleted and replaced by potentially more restrictive Structure Plan housing in the countryside / new settlements policies

- 2.12 It is considered that the following modifications will not result in any significant net environmental implications.

Neutral Modifications
BALLACHULISH SOUTH - MU Former Station Yard
GLENCOE H3 - South of Filling Station
ONICH H - Former Garage
MALLAIG: B1 Glasnacardoch
INVERGARRY– H2 West of Mill & B2 Forestry Commission Depot
FORT WILLIAM - B5 North Road
FORT WILLIAM EXPANSION SITES - Allocations MU5 & MU7 - Blar Mor and Caol/Lochyside
FORT WILLIAM EXPANSION SITES - Allocation MU8 – Lundavra
FORT WILLIAM EXPANSION SITES Allocation MU10 – Waterfront
KYLE OF LOCHALSH - Commerce boundary
PLOCKTON - Commerce Boundary
GLENELG/GALLTAIR AND GLEN BERNERA - MU1 South Galltair
PORTREE - Commerce Centres
GENERAL POLICY 6 - Clarification of the policy's applicability
GENERAL POLICY 8 - Stronger safeguarding of existing waste management sites
GENERAL POLICY 9 - Clarification of the policy's applicability
GENERAL POLICY 10 - Clarification of the policy's applicability
GENERAL POLICY 15 - Clarification of the policy's applicability

- 2.13 The following settlements have had their areas expanded.

Expanded Settlement Development Areas (SDAs)
ARDGOUR H3 - Woodend (South)
KILCHOAN - Settlement Development Area (SDA)
DRIMNIN/BUNAVULIN - Settlement Development Area (SDA)
GAIRLOCHY - Land at Caravan Site
Fort William Settlement Development Area (SDA)
PLOCKTON - Harbour Street
ARMADALE - Land at Armadale Pier
TARSKAVAIG - Settlement Development Area (SDA)
MALIGAR - Settlement Development Area (SDA)
PORTNALONG & FISKAVAIG - Settlement Development Area (SDA)

2.14 The following allocations have been extended.

Extended Allocations
ARISAIG - H1 North Parks
FORT WILLIAM - C1 Kilmallie Hall
UIG - General Comments & Business & Industry (I) North of Industrial Estate
BROADFORD - H3 East of Caberfeidh

2.15 One new allocation has been created.

New Allocation
SPEAN BRIDGE - Ferguson Workshops