

SEA SCREENING REPORT

**Uig Development Brief
June 2018**



STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

The Highland Council

Title of the plan:

Uig Development Brief

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

The [West Highlands and Islands Local Plan \(2010\)](#) and the [West Highland and Islands Local Development Plan \(WestPlan\) \(2017\)](#) contain the site allocation policy to which the [Uig Development Brief](#) is giving additional guidance. This parent policy has been subject to SEA and HRA as part of the LDP preparation. The main purpose of the Brief is to identify and coordinate development and regeneration opportunities and maximise benefits which may arise from Transport Scotland's forthcoming investment in the Skye Triangle ferry routes.

Plan subject:

(e.g. transport)

Town & Country Planning

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:



An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within



Section 5(3)



Section 5(4)



An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within



Section 5(3)



Section 5(4)

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STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

Uig plays an important role as the principal settlement on the western flank of the Trotternish peninsula and as a ferry terminal which generates significant economic activity for the local area. [Uig Development Brief](#) covers an area around the commercial core of Uig which lies immediately to the west of the Harbour. The Brief aims to identify and coordinate development and regeneration opportunities within the commercial core of Uig and maximise benefits which may arise from Transport Scotland's investment in the Skye Triangle ferry routes.

The area covered by the Development Brief is identified as a site allocation in both the existing local plan and emerging new local development plan. The [West Highland and Island Local Plan \(as continued in force, 2012\) \(WHILP\)](#) represents the Council's current statutory adopted local plan and it allocates the land (site reference 'MU') for a range of uses including Tourism, Commercial, Business and Industrial uses. In March 2018 the Skye and Raasay Committee agreed to submit the [Proposed West Highland and Islands Local Development Plan \(WestPlan\) \(published in May 2017\)](#) to the Scottish Government for Examination. WestPlan allocates the land covered by the Development Brief as a Mixed Use allocation (site reference 'UG03') for a mix of uses including Community, Business and Tourism.

The [Highland-wide Local Development Plan \(HwLDP\)](#) (2012) sets out the general policies for the Highland Council area. These include policies relating to air, soil, water, climatic factors, landscape, biodiversity and geodiversity, material assets, and human health.

Description of the Plan:

The fundamental purpose of the Brief is to provide a structured framework for the physical development and transformation of the area over the next 20 years. The Development Brief sets out details of an agreed vision for the area including the identification of development sites, acceptable land uses, together with guidance on appropriate siting and design of development, phasing and service provision. Once approved in its final form, the Brief will provide a detailed planning policy framework which the Council will use to inform its decisions on any future planning applications. It is also expected to help steer public sector investment decisions.

What are the key components of the plan?

The content of the Brief is based on the following structure:

Section 1 'Introduction' – Provides background information on the Brief and the harbour improvement works. It also outlines the key stages in preparing the Brief and identifies the main outcomes from stakeholder consultation carried out so far.

Section 2 'Context' – Describes the existing planning policy framework which supports the Development Brief and outlines the key considerations and constraints identified from an analysis of the Brief area.

Section 3 'Development Framework' – Sets out the vision for the area which is expressed as a series of development objectives. Alongside this, is an indicative masterplan which responds to these objectives together with a detailed

framework of acceptable land uses and specific guiding criteria for the future development of key parcels of land. It also sets out relevant developer requirements and contributions which will be a consideration for all future planning applications within the Brief area.

Have any of the components of the plan been considered in previous SEA work?

Yes. Both the existing and emerging development plans have both been subject to Strategic Environmental Assessment. This includes individual site assessments (including the site allocation covered by the Brief), in-combination assessments and settlement-wide assessments.

[West Highland and Island Local Plan \(WHILP\) Strategic Environmental Assessment](#)

[West Highland and Islands Local Development Plan \(WestPlan\) Strategic Environmental Assessment](#)

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

The only component of the Plan which requires screening is **Section 3 'Development Framework'** because it is the only section which contains information on the development objectives, indicative masterplan and detailed framework for the future development of the Brief area.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

Brief Components	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Section 3 'Development Framework'	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	Potential significant environmental effects for all of the Environmental Topic Areas were assessed through the WHILP and WestPlan SEA process. Mitigation was identified and included in the developer requirements in the relevant plan.	The mitigation identified through previous SEA work is included within the developer requirements for the site allocations and these will have to be followed for proposals to comply with the development plan. The requirements are also carried through to the Developer Requirements identified within the Brief (included within Section 3). Therefore there are no significant environmental effects likely to arise from the Brief since it is setting out further detail to the existing development plan and all development proposals will have to take account of the Developer Requirements.

STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:
(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The Brief deals specifically with the land uses associated with development in the area to facilitate best practice placemaking, high quality active travel, safeguarding and enhancement of the built and natural environment and logical, efficient configuration of different land uses.
It is recognised that an intensification of development and use of this area may have a minor effects on the environment however, it is considered that this will be limited due to the mitigation set out in the parent plans, HwLDP, WHILP and WestPlan. These mitigation measures will be fully integrated into the Brief and developers will be

required to take account of them in progressing development proposals.

It is concluded that the Uig Development Brief can be screened out because the principle of development on the site has been subject to a recent and thorough strategic environmental assessment as part of both WestPlan and WHILP and suitable mitigation has been agreed with consultation authorities which will also be reflected in the Brief itself.

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ

