

SEA SCREENING REPORT (COVER NOTE)

PART 1

To: SEA.gateway@scotland.gsi.gov.uk
or
SEA Gateway
Scottish Executive
Area 1 H (Bridge)
Victoria Quay
Edinburgh EH6 6QQ

PART 2

An SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Inverness City Centre Development Brief

The Responsible Authority is:

The Highland Council

COMPLETE PART 3 or 4 or 5

PART 3

Screening is required by the Environmental Assessment (Scotland) Act 2005. Our view is that:

- an SEA is required** because the PPS falls under the scope of Section 5(3) of the Act and is likely to have significant environmental effects **or**
- an SEA is required** because the PPS falls under the scope of Section 5(4) of the Act and is likely to have significant environmental effects **or**
- an SEA is not required** because the PPS is unlikely to have significant environmental effects

PART 4

- The PPS does not require an SEA under the Act. However, we wish to carry out an SEA on a voluntary basis. We accept that, because this SEA is voluntary, the statutory 28 day timescale for views from the Consultation Authorities cannot be guaranteed.

PART 5


- None of the above apply. We have prepared this screening report because:
.....
.....
.....

SEA SCREENING REPORT (COVER NOTE)

PART 6

Contact name	Simon Hindson
Job Title	Planner
Contact address	Development Plans Planning and Development Highland Council Glenurquhart Road Inverness IV3 5NX
Contact tel no	01463 702261
Contact email	Simon.hindson@highland.gov.uk

PART 7

Signature (electronic signature is acceptable)	
Date	1 st August 2011

SEA SCREENING REPORT - KEY FACTS

Responsible Authority

The Highland Council

Title of PPS

Inverness City Centre: Development Brief

Purpose of PPS

To highlight the opportunities for development within Inverness City Centre as defined by the adopted Inverness Local Plan (2006). The development brief will not be providing guidance on any site which is not already identified for development in the adopted local plan.

What prompted the PPS

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

The Inverness City Vision sets out projects which should be taken forward to ensure the aims of the city vision can be met, the city centre development brief is one such project.

Subject

(e.g. transport)

Town planning

Period covered by PPS

2011 onwards

Frequency of updates

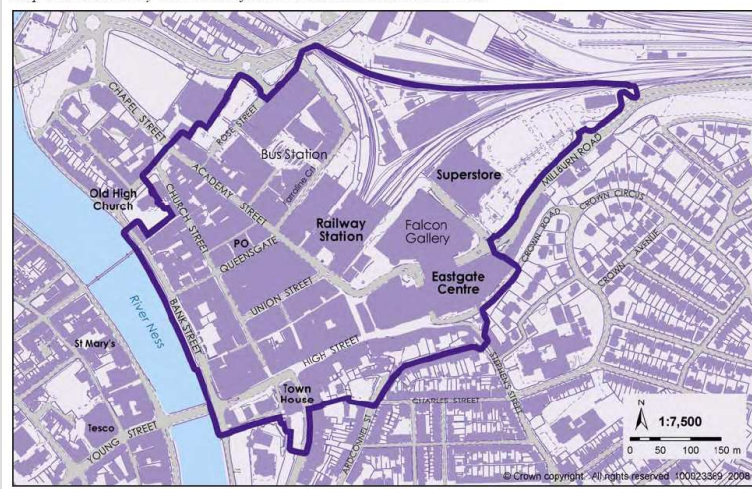
The guidance will be reviewed as and when necessary and as a minimum every 5 years.

Area covered by PPS

(e.g. geographical area – it is good practice to attach a map)

Inverness City Centre as defined by the Inverness Local Plan and shown on the map below:

Map 1: Inverness City Centre as Defined in the Inverness Local Plan 2006



**Summary of nature/
content of PPS**

Guidance on the potential for development/re-development of the city centre around the vision of “Natural place to be. Cherishing best of the old whilst capturing the zest of the new”.

- 1. Introduction and Purpose**
- 2. Objectives**
 - Set out a framework to achieve a comprehensive and cohesive approach to development;
 - Regenerate the town centre and make it more competitive and more tourist friendly;
 - Improve pedestrian, cycle and public transport connections;
 - Improve the physical appearance of the town centre and
 - Add to the vitality and viability of the town centre.
 - Sustainable, environmentally led and a competitive economy
- 3. Context**
- 4. Planning Context**
- 5. Opportunities and Constraints**
- 6. Design Principles**
- 7. Development Options by Quarter(Briefly)**
 - i. City Hub(market town idea)
 - ii. Economy at the heart of everything-connected sustainable and competitive
 - iii. Inclusive city
 - iv. Cultural city (Tourism-incorporating Gaelic)
 - v. Green Ness(sustainable, safe and healthier, green networks)
- 8. Future Vision**
- 9. An Action Plan – with short, medium and long terms actions (recognising the difficult current funding climate)**

Are there any proposed PPS objectives?	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
Copy of objectives attached	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO

Date

SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of Inverness City Centre Development Brief is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Inverness City Centre: Development Brief</div> RESPONSIBLE AUTHORITY <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">The Highland Council</div>		
Criteria for determining the likely significance of effects on the environment (1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental 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 development brief will only identify the opportunities for development within the boundaries of the existing allocations of the Inverness Local Plan.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The development brief will provide guidance on the development potential within Inverness City Centre. It has been influenced by the Inverness Local Plan, Inverness City Vision and Highland wide Local Development Plan. It is not anticipated that this plan will not influence any other PPS.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The guidance will direct development within the City Centre to be in keeping with the overarching principles of sustainable development to facilitate the sustainable re-development of the City Centre.

Criteria for determining the likely significance of effects on the environment (1(d) etc. refer to paras in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
1(d) environmental problems relevant to the PPS	No	The development brief will serve to facilitate the suitable development within Inverness City Centre. This area is relatively densely populated by commercial and business. The development brief will raise awareness of the environmental problems related to development within the City Centre which include, potential for development on previously developed land, where a net environmental benefit can be achieved, consideration of the water environment (given the proximity to the River Ness), consideration of air quality issues, and the need for better access services. It is not anticipated that any of these would be significant individually but cumulatively there may be a limited impact given the density of development.
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 the effects	No	The development brief will in places facilitate and in other places restrict development. Once development is approved it may or may not go ahead therefore it is difficult to determine the probability, duration, frequency and reversibility of the effects. The document is intended to provide a greater degree of guidance to ensure all opportunities are suitably explored by developers.
2 (b) the cumulative nature of the effects	Yes	Significant redevelopment of such a dense area could have either a positive or negative impact upon the character of the City Centre. The development brief will ensure positive control of such circumstances.
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	This development brief will be part of the development plan and therefore must be read alongside the other relevant supplementary guidance and the parent policies of the development plan. With this in mind the plan is not likely to pose significant risks to human health or the environment.

Criteria for determining the likely significance of effects on the environment (2(e), 2(f) etc refer to paras in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The guidance will be applied only to Inverness City Centre. The approach taken may have spill over effects on areas out with the City Centre.
2 (f) the value and vulnerability of the area likely to be affected due to- (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use.	No	The development brief will prevent erosion of the character of an area and provides guidance on the matter. Given the nature of the development brief, it is presumed the built form of the area would be affected. The development brief seeks to limit this affect through setting design standards/principles.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	The SG will be monitored to prevent any erosion of the character and traditional uses/density of the City Centre.

SEA SCREENING REPORT

A summary of our considerations of the significant environmental effects of Inverness City Centre: Development Brief is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Inverness City Centre Development Brief will form part of the Highland wide Local Development Plan (HwLDP) which has been subject to Strategic Environmental Assessment.

The Highland Council do not believe that this guidance will have a significant environmental impact as it purely gives guidance on the type of development which could occur within Inverness City Centre as defined by the Inverness Local Plan (2006).

The reason that this is to be included as 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 and up to date guidance on development within the City Centre to facilitate sustainable economic growth.

It is considered that the contents of the development brief as proposed will have a neutral impact on the natural and built environment with the more facilitating elements of the development brief having mixed affects on the natural and built environment but given the guidance will seek to address these issues then a limited affect either positive or negative should be anticipated.

It will aim to mitigate against the degradation of character of the townscape and cultural heritage by including design principles. Additional protection will be afforded to general population and the wider environment through measures applied through other policies of the development plan.

In terms of impacts upon the environment in general, it is predicted that the development brief will have little or no impact and it will contribute towards sustainable development (including social and economic). There is little to suggest that a development brief which identifies opportunities for development within the existing allocation(s) within the adopted development plan will have an adverse impact upon sustainable development and its associated aims and objectives, despite the likely significant changes that the brief may bring at a local level.

SEA SCREENING REPORT

**TABLE 3
SUMMARY RECORD OF COMMENTS FROM CONSULTATION
AUTHORITIES**

GUIDANCE NOTE

It is not a statutory requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.

TITLE OF PLAN, PROGRAMME OR STRATEGY

Inverness City Centre Development Brief

The Highland Council

DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES

--

Consultation Authority	Views (if known at this stage)
Scottish Environment Protection Agency	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. soil and water)
Scottish Natural Heritage	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. flora, fauna and biodiversity)
The Scottish Ministers (Historic Scotland)	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. landscape and cultural heritage)

SEA SCREENING REPORT

TABLE 4 – RECORD OF POST SCREENING ACTION

GUIDANCE NOTE

It is not a requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.

TITLE OF PLAN, PROGRAMME OR STRATEGY (PPS)

Inverness City Centre Development Brief

RESPONSIBLE AUTHORITY

The Highland Council

1
Responsible Authority and Consultation Authorities in agreement – PPS *is* likely to have significant environmental effects

Date of determination

2
Responsible Authority and Consultation Authorities in agreement – PPS *is not* likely to have significant environmental effects

Date of determination

3
Responsible Authority and Consultation Authorities cannot reach agreement – referred to the Scottish Ministers for their determination

Date referred to the Scottish Ministers

4
Scottish Ministers' determination

Date of determination

5
Publicity requirements met

6
Signature

Date