

**Delayed Office Opening
for Employee Training**

*This office will be closed from
8.45 am - 11.00 am on the first
Thursday of each month.*



Planning and Development
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Date 19 February 2020

Dear Sir/Madam

**Perth & Kinross Council Delivery of Development Sites Non-Statutory
Supplementary Guidance – Screening Determination**

This statement sets out the Council's determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 on whether or not a Strategic Environmental Assessment (SEA) is required for the above Non-Statutory Supplementary Guidance.

SEA Screening Process

The screening process involved consulting the following Consultation Authorities on whether the Guidance is likely to have significant environmental effects:

- Historic Environment Scotland
- Scottish Environmental Protection Agency
- Scottish Natural Heritage

As well as consulting the above bodies, responsible authorities are required to take into account the criteria set out in Schedule 2 of the Act when determining whether or not the Guidance is likely to have significant environmental effects.

In this instance, the Council wrote to the Consultation Authorities on 23 January 2020. Their responses are summarised as follows:

Consultation Authority	Comment	Likely to have significant environmental effects
Historic Environment Scotland	Our understanding is that this template and its associated guidance aims to aid developers and landowners in meeting the requirements of Policy 23 from the Local	No

	Development Plan (LDP). We note that you consider that as the policy and allocations within the LDP have been through environmental assessment as part of the LDP SEA, significant environmental effects are unlikely. On the basis of the information contained within the screening report we are content to agree that significant effects on the historic environment as a result of the guidance are unlikely.	
Scottish Environmental Protection Agency	Having reviewed the Screening Report, we consider that in respect of our main areas of interest (air, water, soil, human health, material assets (of which we have a specific interest in waste) and climatic factors) the Delivery of Development Site Template is unlikely to have significant environmental effects.	No
Scottish Natural Heritage	From the screening report and accompanying draft template, we understand that the guidance will provide a record of developer/landowner progress for delivery of development allocations, and will not provide new material or policy. We agree with the screening report that in respect of our main areas of interest, environmental effects are unlikely to be significant.	No

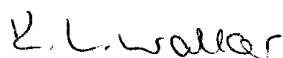
The Council has also considered the guidance against the criteria set out in Schedule 2 of the Act, an analysis of which is attached.

Reasons for Determination

Having consulted the three Consultation Authorities and having considered the criteria set out in the Act, the Council considers that the Delivery of Development Sites Non-Statutory Supplementary Guidance is unlikely to have significant environmental effects.

The Council has therefore determined that SEA is not required.

Yours faithfully



Katrina Walker
Planning Officer

Enc. Delivery of Development Sites Template: SEA Screening Report

SCREENING REPORT

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

Perth & Kinross Council

Title of the plan:

Delivery of Development Sites Template

What prompted the plan:

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

Legislative provision – the Delivery of Development Sites Template is non-statutory Supplementary Guidance (SG) which will support Policy 23: Delivery of Development Sites, of the Perth & Kinross Council Local Development Plan 2 (LDP2).

Plan subject:

(e.g. transport)

Town and 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)

Contact details:

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Date:

23/1/20

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

The SG sits within a hierarchy of Plans: the Perth & Kinross LDP2 and the higher-level Strategic Development Plan (TAYplan2). The policy context for the SG is contained within LDP2 and the framework for development has already been set by these higher-level plans.

Description of the Plan:

The SG will assist in the delivery of LDP2 Policy 23: Delivery of Development Sites. The SG provides a template and further guidance to help landowners and / or developers meet the requirement under Policy 23 for a Delivery Strategy to be produced for each allocation in the Plan and windfall sites of 10 or more houses.

The SG will not introduce any new material and is applicable to existing Plan site allocations as well as windfall residential developments of 10 or more units. Collection of data in the template will allow the Council to record the progress of each site and assist in ensuring an adequate supply of housing and economic development land is maintained.

The SG will be adopted as non-statutory supplementary guidance to LDP2.

What are the key components of the plan?

A template which is to be completed for each allocated site in the Plan and windfall residential sites of 10 or more units, together with guidance on how the template should be completed.

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

The LDP policy under which this SG is to be prepared was considered as part of the SEA of the LDP.

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 SG on the Delivery of Development Sites will not introduce new material not already covered to an appropriate level in earlier SEA work, and as such it will not generate any specific environmental effects of its own.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Box 10)**

Plan 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		
Template together with guidance on how to complete it	x	x	x	x	x	x	x	x	x	x	The SG will help landowners and / or developers in meeting the requirement of Policy 23 for a delivery strategy to be produced for each site through the completion of the Delivery of Development Sites template without introducing new material. Rather the template contained within the SG is a means of collecting data on individual sites which have either already been assessed as Plan allocations or have been granted planning permission. There will therefore be no significant environmental effects arising from the implantation of the SG.	n/a

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.)

Screening of the Delivery of Development Sites Template identified no significant environmental effects arising from the proposed SG. It is not expected that the SG will create any cumulative or trans-boundary effects, risks to human health, exceed any quality standards or limits, or result in any impacts on special or protected natural, historic or cultural environments.

Perth & Kinross Council is therefore of the opinion that SEA of the Delivery of Development Sites Template is not required because it will not result in any significant environmental effects.

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.