

SCREENING REPORT

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

Perth and Kinross Council

Title of the plan:

Local Development Plan Non-Statutory Supplementary Guidance:
Ancillary & Annex Accommodation (Draft)

What prompted the plan:

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

The Perth and Kinross Local Development Plan was adopted in November 2019. The plan includes Policy 1: Placemaking. The policy states that Supplementary Guidance and Technical Notes may be used to provide detailed advice on how to implement this policy.

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:

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STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

This non statutory technical guidance will support Policy 1: Placemaking in the assessment of planning applications regarding ancillary and annex accommodation. It is intended that the supplementary guidance will provide support, further information and detail in respect of support the existing policy framework for assessing proposals for ancillary accommodation, detailing the circumstances when proposals will or will not be acceptable. The aim of the guidance is to provide a consistent approach to the assessment of proposals for ancillary. The guidance will be adopted and become a material consideration in the preparation and determination of planning applications in the Local Development Plan area.

The supplementary guidance is not intended to have influence on other plans and policies because it will guide the reader to other existing sources of information on the topic. It will not introduce new material of its own.

Description of the Plan:

It is intended that the supplementary guidance will not introduce new material nor policy/locational criteria for placemaking. Instead, it will offer a consolidating guide to existing policy and guidance relating to how a planning officer assesses an application for ancillary accommodation. Its focus will be on promoting easy access to existing information. It will be limited spatially to the Local Development Plan area. Its temporal scope will be the same as the Local Development Plan to which it is connected (adopted in 2019 and expected to be reviewed within five years).

What are the key components of the plan?

The Guidance will refer to Perth and Kinross Council LDP policy and placemaking advice.

Its focus will be on guiding application for ancillary accommodation.

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

The LDP policy under which this supplementary guidance is to be prepared has been considered as part of the SEA of the LDP. The requirement to modify the policy to include provision of Supplementary Guidance has also been considered as part of the SEA addendum prepared to evaluate the recommendations contained in the LDP examination report.

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

As the proposed non-statutory guidance will not introduce new material not already covered to an appropriate level in earlier SEA work, it will not generate any specific environmental effects of its own. Only the potential impact of collecting information on existing policy and guidance together in one document need be assessed.

**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		
Planning considerations	x	x	x	x	x	x	x	x	x	x	Help with improved consideration of the process planning officers undertake when assessing an application for ancillary accommodation.	This guidance will assist in directing to existing policy and guidance without introducing new material. It will therefore have minimal impact on its own although will help in raising awareness of existing material. It is anticipated that its application in Development Management will be to signpost how agents approach ancillary applications.
Design, Layout & Function	x	x	x	x	x	x	x	x	x	x	Help when considering physical and functional relationship of ancillary proposals.	This guidance will assist in directing to existing policy and guidance without introducing new material. It will therefore have minimal impact on its own although will help in raising awareness of existing material.

Planning Conditions	x	x	x	x	x	x	x	x	x	x	Help understanding conditions that will be attached to permission for ancillary accommodation.	This guidance provides information on conditions that may be attached to ancillary accommodation to ensure that the permission is contained to certain uses.
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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 Local Development Plan Non-Statutory Supplementary Guidance: Ancillary & Annex Accommodation will be a non-material consideration in the determination of planning applications in the Perth and Kinross Local Development Plan area. It will offer a consolidating guide to existing policy and guidance and its focus will be on promoting easy access to existing information.

It will not result in any significant environmental effects on the issues listed in Schedule 3 Section 6 (a)-(e) of the Environmental Assessment (Scotland) Act 2005. It is therefore our view that an SEA is not required in this instance.

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.