

Strategic Environmental Assessment Screening Determination

Notice of the Determination that the proposed East Dunbartonshire Council Design and Placemaking Supplementary Guidance will not require a Strategic Environmental Assessment

Environmental Assessment (Scotland) Act 2005

As required under the Environmental Assessment (Scotland) Act 2005, East Dunbartonshire Council has reviewed the likely significance of the environmental effects of the proposed Design and Placemaking Supplementary Guidance.

East Dunbartonshire Council has made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Design and Placemaking Supplementary Guidance is not likely to result in significant environmental effects. The Design and Placemaking Supplementary Guidance will therefore not be subject to a Strategic Environmental Assessment.

Lauren Hollas
Strategic Environmental Assessment Technical Officer
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Land Planning and Development
Southbank House
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G66 1XQ

Relevant Documents:

- SEA Screening Determination Notification to Consultation Authorities on 5th October 2015
- Screening Report submitted to Consultation Authorities on 4th September 2015
- Responses from the Consultation Authorities:
 - Covering Letter from Scottish Government SEA Gateway
 - Response from Historic Scotland
 - Response from Scottish Environment Protection Agency (SEPA)
 - Response from Scottish Natural Heritage (SNH)

STRATEGIC ENVIRONMENTAL ASSESSMENT
SCREENING REPORT

Design and Placemaking
Supplementary Guidance



sustainable thriving achieving

East Dunbartonshire Council

www.eastdunbarton.gov.uk

SEA Screening Report: PART 1

To: SEA.gateway@scotland.gsi.gov.uk

Or

SEA Gateway
Scottish Government
Area 2-J (South)
Victoria Quay
Edinburgh
EH6 6QQ

SEA Screening Report: PART 2

A SEA Screening Report is attached for:

Design and Placemaking Supplementary Guidance

The Responsible Authority is:

East Dunbartonshire Council

Complete PART 3 or 4 where appropriate

SEA Screening Report: PART 3

Screening is required because the PPS falls under Section 5(3)(c) or Section 8(1) of the Environmental Assessment (Scotland) Act 2005. Our view is that: -

(Tick (✓) the appropriate section)

An SEA is required because the PPS is likely to have significant environmental effects

An SEA is not required because the PPS is unlikely to have any significant environmental effects



SEA Screening Report: 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.

SEA Screening Report: PART 5

Contact Details

Contact Name

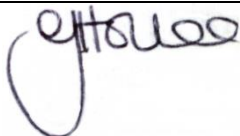
Lauren Hollas

Job Title



Strategic Environmental Assessment Technical Officer

Contact Address

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| | |
|---|---|
| | Kirkintilloch G66 1XQ |
| Contact Telephone Number | 0141 578 8532 |
| Contact Email | Lauren.Hollas@eastdunbarton.gov.uk |
| Signature (electronic signature is acceptable) |  |
| Date | 4 th September 2015 |

| SEA Screening Report: PART 6 | |
|---|---|
| Screening Report – Key Facts | |
| Responsible Authority | East Dunbartonshire Council |
| Title of PPS | Design and Placemaking Supplementary Guidance |
| Purpose of PPS | <p>The purpose of this guidance is to:</p> <ul style="list-style-type: none"> • Expand upon Policy 2: <i>Design and Placemaking</i> within the LDP; • Provide more detail for applicants, development management colleagues and any other interested parties or stakeholders on design and placemaking requirements. <p>The SG will help to streamline the current suite of Planning Guidance Notes, and will supersede a number of existing guidance notes once adopted.</p> |
| What prompted the PPS (e.g. legislative, regulatory or administrative provision) | Legislative provision – National Planning Framework 3 and Scottish Planning Policy |
| Subject (e.g. transport) | Land Planning Policy – Design and Placemaking |
| Period covered by PPS | 2016 – 2021 |
| Frequency of updates | Supplementary Guidance will be reviewed in 2021 for updates |
| Area covered by PPS | East Dunbartonshire wide (map attached in Part 8) |
| Summary of nature/ Content of the PPS | <p>It is intended that this Supplementary Guidance will be accepted by all potential users and meet the requirements set out in national planning policy documents such as Scottish Planning Policy, Creating Places and Designing Streets. This will allow the Local Development Plan to focus on the vision, spatial strategy, overarching and other key policies and proposals relating to each of the four separate community areas in East Dunbartonshire. The guidance will form part of the development plan, and have that status for decision making.</p> <p>This Supplementary Guidance will also be an essential tool in terms</p> |

| | | | | |
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| | of clearly setting out the standards of design and placemaking expected by the Council. The proper use and implementation of this guidance will ultimately help to create a higher quality built environment that improves the quality of life within East Dunbartonshire for everyone. | | | |
| Are there any proposed PPS objectives? | Yes |  | No | |
| Copy of objectives attached | Yes |  | No | |
| Date | 4 th September 2015 | | | |

| SEA Screening Report: PART 7 | |
|--|---|
| Considering the Likely Significance of Effects on the Environment | |
| Title of PPS | Design and Placemaking Supplementary Guidance |
| Responsible Authority | East Dunbartonshire Council |
| Our determination regarding the likely significance of effects on the environment of the Design and Placemaking Supplementary Guidance is set out in the table below. | |

| Criteria for determining the likely significance of effects on the environment (paragraph numbers refer to Schedule 2 of the Act) | 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 Design and Placemaking Supplementary Guidance (SG) will support East Dunbartonshire's Local Development Plan (LDP) Policy 2: <i>Design and Placemaking</i> , which has been subject to a full SEA, expanding on the Policy to provide more detail for interested parties on design and placemaking requirements for developments. The LDP sets the framework for projects whereas the SG will only play a supportive role. |
| 1(b) The degree to which the PPS influences other PPS including those in a hierarchy. | No | The SG will not influence other PPS in its hierarchy, although it will incorporate the requirements of other related planning policy documents such as Scottish Planning Policy, Creating Places and Designing |

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| | | Streets. It is also stated within the LDP that the Design and Placemaking SG will also be linked to and reflect the requirements of the Green Infrastructure and Green Network SG. |
| 1(c) The relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development. | Yes | Policy 2 in the LDP, which will be supported by the Design and Placemaking SG, sets out a vision for sustainable development and the incorporation of high environmental and design standards particularly for the built environment, stating that developments which 'are likely to have a significant impact on the environment may need to be accompanied by a design tool, such as a Design Framework, Development Brief, Master Plan, Design Guide or Design Statement'. The SG will give guidance as to how design and placemaking can benefit the local community and is likely to present significant positive environmental effects whilst contributing towards promoting sustainable development in East Dunbartonshire by limiting any negative impacts associated with development standards on our local environment, economy and communities. |
| 1(d) Environmental problems relevant to the PPS. | No | It is anticipated that there are no environmental problems relevant to the SG. |
| 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 unlikely that the SG will be relevant for the implementation of community legislation on the environment. |
| 2(a) The probability, duration, frequency and reversibility of the effects. | No | It is unlikely that the SG will have any significant effects on the environment. Therefore, this criteria is not relevant to the SG. |
| 2(b) The cumulative nature of the effects. | | |
| 2(c) Transboundary nature of the effects (i.e. environmental effects on other EU Member States). | No | It is anticipated that there will not be any transboundary effects to neighbouring authority areas or other EU Member States. |

| | | |
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| 2(d) The risks to human health or the environment (for example, due to accidents). | No | As a guidance document, it is unlikely that the risks to human health or the environment will be increased as a result of the SG. |
| 2(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected). | No | The SG will give support to the LDP and guidance for interested parties in terms of design and placemaking principles to incorporate into developments to take into account across the whole of the East Dunbartonshire Council area. However, the magnitude of the effects is not relevant to the SG. |
| 2(f) The value and vulnerability of the area likely to be affected due to- <ul style="list-style-type: none"> i. Special natural characteristics or cultural heritage; ii. Exceeded environmental quality standards or limit values; or, iii. Intensive land use. | No | <p>There are a range of natural and historical sites with recognised designations for their value in East Dunbartonshire including Conservation Areas, Listed Buildings, Gardens and Designed Landscapes, and Townscape Protection Areas. In addition, there are a number of recognised national and international protected sites such as the Campsie Fells which is a Local Landscape Area, the Antonine Wall World Heritage Site, the Forth and Clyde Canal Scheduled Monument and natural designations such as SSSI.</p> <p>Although the SG will provide guidance for developments, which have the potential to be located within or near to sensitive or protected areas, the Local Development Plan contains policies which apply appropriate safeguards to such areas and these policies have been subject to environmental assessment. It is not considered that the Design & Placemaking SG would be likely to introduce any significant environmental effects additional to those which would be considered through the assessed LDP policies. In addition, other guidance such as the Town and Country Planning (Development Management Procedure) (Scotland) Regulation 2013 exists which provides protection</p> |
| 2(g) The effects on areas or landscapes which have a recognised national, Community or international protection status. | | |

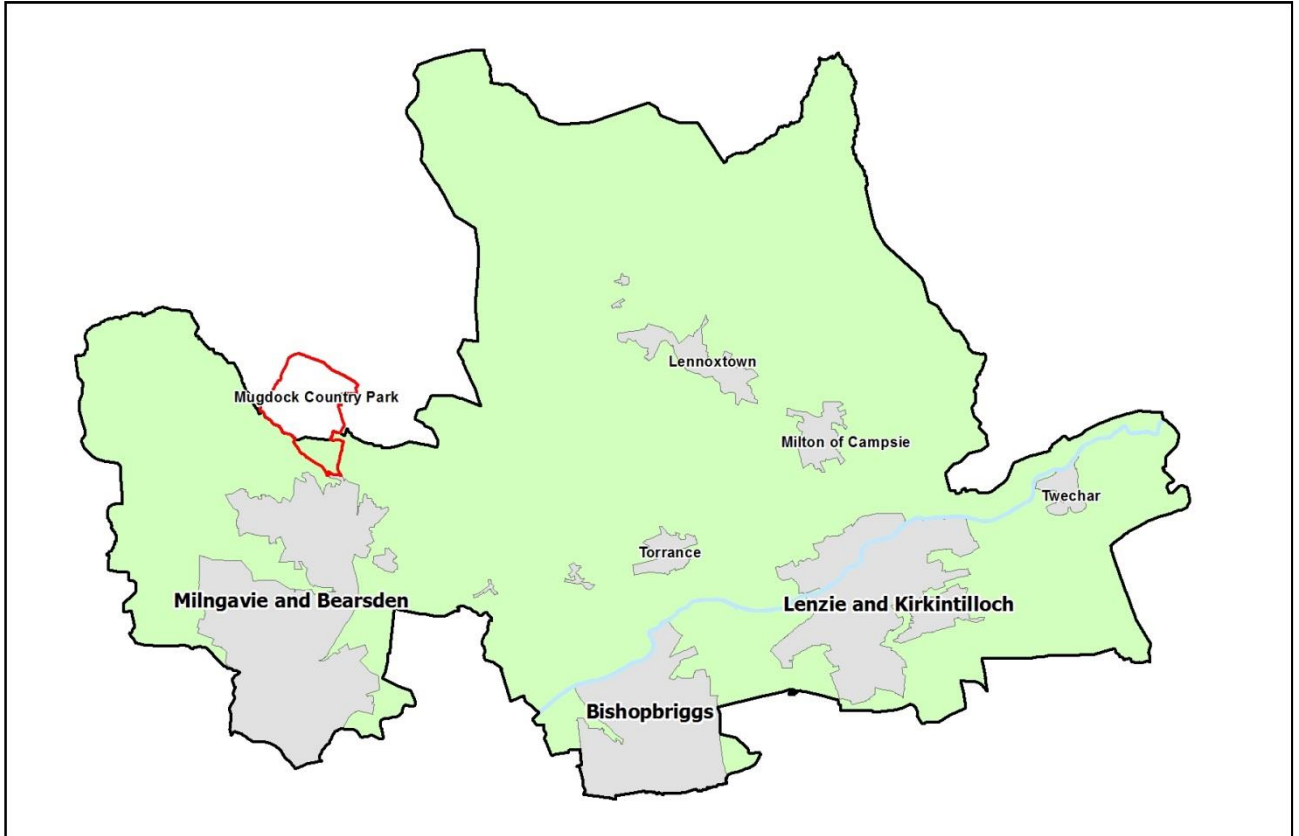
| | | |
|--|--|--|
| | | <p>for sensitive sites.</p> <p>However, the SG should consider vulnerable and protected sites in East Dunbartonshire to ensure that the guidelines are sensitive to such sites and take into account design principles that maintain the sites' values.</p> <p>It is anticipated that the SG will not exceed environmental quality standards or limit values, or result in intensive land use.</p> |
|--|--|--|

SEA Screening Report: PART 8

Summary of the PPS & Proposed PPS Objectives

Key outcomes of the Design and Placemaking Supplementary Guidance are:

- To provide a framework for any design briefs or masterplans produced;
- To complete the guidance by December 2016 to accompany the adopted Local Development Plan; and
- The use and application of the guidance by applicants.



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D: 2 October 2015

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01108 Screening - East Dunbartonshire Council - Supplementary Guidance Design and Placemaking

Dear Lauren

With reference to the Screening document you submitted on 4 September 2015.

The Consultation Authorities have now considered your screening request as per Section 9(3) of the Environmental Assessment (Scotland) Act 2005. For convenience I have set out, in the table below, their individual views on whether there is a likelihood of significant environmental effects.

Please note, these are the views and opinions of the Consultation Authorities on the likelihood of significant environmental effects arising from the plan or programme and not a judgement on whether an SEA is required. It is therefore for the Responsible Authority to determine whether an SEA is required in the circumstances. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

| CONSULTATION AUTHORITY | LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS |
|--|---|
| Historic Scotland | No |
| Scottish Environment Protection Agency | No |
| Scottish Natural Heritage | No |
| OVERALL VIEW ON LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS | No |

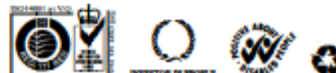
As the Consultation Authorities have now notified you of their views, you should now refer to the 2005 Act to consider your next step. You should of course take into account the advice offered by the Consultation Authorities.

You should note, as per Section 10 of the 2005 Act, within 28 days of your determination about whether an SEA is required or not, a copy of the determination and any related statement of reasons must be passed to the Consultation Authorities. This may be done via the SEA Gateway.

If you have any queries or would like me to clarify any points, please call me on 0131 244 7650.

Yours sincerely
Johnathan Whittlestone
SEA Gateway Officer

Victoria Quay, Edinburgh EH6 6QQ
www.scotland.gov.uk





Sent by e-mail: SEA_Gateway@scotland.osi.gov.uk

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Our ref: LDP/EDUN
Our Case ID: 201503550
Your ref: 01108 SCREENING

23 September 2015

Dear Ms Hollas

**Environmental Assessment (Scotland) Act 2005
East Dunbartonshire Council – Supplementary Guidance: Design and
Placemaking**

Thank you for consulting Historic Scotland on the screening report for East Dunbartonshire Council's Supplementary Guidance: Design and Placemaking, received by the Scottish Government's SEA Gateway on 4 September. I have reviewed the screening report on behalf of Historic Scotland in its role as a Consultation Authority in accordance with Section 9(3) of the above Act. In doing so, I have used the criteria set out in schedule 2 for determining the likely significance of effects on the environment. Please note that our view is based on our main area of interest for the historic environment.

I understand that the Supplementary Guidance (SG) expands on Policy 2 of the Local Development Plan (LDP), providing more detail on the design and placemaking requirements for new developments. Policy 2 has been subject to SEA, and no significant effects were identified for the historic environment. On the basis of the information provided, I agree that the SG is unlikely to have significant effects on the historic environment.

However, as you will be aware, it is the responsibility of East Dunbartonshire Council as the Responsible Authority to determine whether the strategy requires an environmental assessment and to inform the Consultation Authorities accordingly. Please do not hesitate to contact me if you wish to discuss the contents of this letter in further detail.

Yours sincerely

Virginia Sharp
Senior Heritage Management Officer, SEA





Our ref: PCS/142456
SG ref: SEA/01108/Scr

If telephoning ask for:
Lorna Maclean

Lauren Hollas
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1 October 2015

By email only to: sea_gateway@scotland.osi.gov.uk

Dear Ms Hollas

**Environmental Assessment (Scotland) Act 2005
East Dunbartonshire Council Design and Placemaking Supplementary Guidance - Screening
Report**

Thank you for your Screening Report consultation which SEPA received via the Scottish Government SEA Gateway on 7 September 2015.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005 we have considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment. 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 plan is unlikely to have significant environmental effects. Although we are of the view that significant environmental effects are not likely, it is for East Dunbartonshire Council as Responsible Authority to make a formal determination taking into account the consultation responses received.

If it is formally determined that SEA is required, you will be aware that the next stage requires the Responsible Authority to consult the Consultation Authorities on the proposed scope and level of detail to be included within the Environmental Report. This can be undertaken through preparation of a concise Scoping Report. We would encourage you to use the scoping process to focus the assessment on those SEA issues upon which there are likely to be significant environmental effects, to outline the baseline information you consider as most relevant and explain your proposed method of assessment. To assist with this process we have produced [Standing Advice for Responsible Authorities on Strategic Environmental Assessment \(SEA\) Scoping Consultations](#).

We are committed to providing early and focused advice and supporting continuous engagement and would therefore welcome the opportunity to meet with you and discuss these issues prior to the formal consultation. Further information can be found in the [Scottish Government SEA Guidance](#).

Should you wish to discuss this screening consultation please do not hesitate to contact me on 01698 839 000 or via our SEA Gateway at sea_gateway@sepa.org.uk.

Yours sincerely

Lorna Maclean
Planning Unit Manager (SW)
Ecopy: hssea_gateway@scotland.osi.gov.uk ; sea_gateway@snh.gov.uk



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Scottish Natural Heritage
Dualchas Nàdair na h-Alba

All of nature for all of Scotland
Nàdar air fad airson Alba air fad

Lauren Hollas
Strategic Environmental Assessment Technical Officer
Sustainability Policy
Development and Regeneration
East Dunbartonshire Council
Southbank House
Strathkelvin Place

21 September 2015
Our ref: CNS/SEA/01108/CEA138168

Dear Ms Hollas

Environmental Assessment (Scotland) Act 2005: Supplementary Guidance – Design and Placemaking, East Dunbartonshire Council Screening Determination

I refer to your screening consultation submitted on 4 September 2015 via the Scottish Government SEA Gateway in respect of the above plan.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005, SNH has considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment.

We agree that the above Plan is not likely to have significant environmental effects. The purpose of this plan is to provide additional detail on design and placemaking requirements and expand upon the East Dunbartonshire's Local Development Plan (LDP) Policy 2: *Design and Placemaking*, which has already been subject to a full SEA.

Please note that this consultation response provides a view solely on the potential for the plan or programme to have significant environmental effects. We cannot comment on whether or not the plan or programme meets other criteria determining the need for SEA as set out in the Act.

Should you wish to discuss this screening determination, please do not hesitate to contact Kerry Wallace on 0141 951 4488 or via SNH's SEA Gateway at sea.gateway@snh.gov.uk.

Yours sincerely,

[by email]

Kerry Wallace
Operations Manager
Strathclyde & Ayrshire



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