

Strategic Environmental Assessment Screening Determination

**Notice of the Determination that the proposed
Kirkintilloch Gateway Masterplan Planning Guidance will not be
required to go through the full
Strategic Environmental Assessment process**

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 Kirkintilloch Gateway Masterplan Planning Guidance.

East Dunbartonshire Council has made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Planning Guidance is unlikely to result in any significant environmental effects. The Masterplan Planning Guidance will therefore not be subject to a full Strategic Environmental Assessment.

Neil Samson

Strategic Environmental Assessment Technical Officer

Place, Neighbourhood and Corporate Assets

Land Planning and Development

Southbank House

Strathkelvin Place

Kirkintilloch

G66 1XQ

Relevant Documents:

- SEA Screening Determination Notification to Consultation Authorities on 22nd October 2021
- Screening Report submitted to Consultation Authorities on 22nd September 2021
- Responses from the Consultation Authorities:
 - Covering Letter from Scottish Government SEA Gateway
 - Response from Historic Environment Scotland (HES)
 - Response from Scottish Environment Protection Agency (SEPA)
 - Response from Nature Scot



Date: 22nd October 2021
SEA Gateway
Scottish Government
Area 2 H (South)
Victoria Quay
Edinburgh
EH6 6QQ

PLACE, NEIGHBOURHOOD AND CORPORATE ASSETS
Land Planning and Development
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ
Telephone 0141 578 8615
Fax No: 0141 578 8575

Dear SEA Gateway and Consultation Authorities,

**SEA Screening Determination
Kirkintilloch Gateway Masterplan Planning Guidance**

I refer to your letter dated 20th October 2021 outlining the responses from the Consultation Authorities to the Screening Report that was submitted on 22nd September 2021 in relation to the proposed Kirkintilloch Gateway Masterplan Planning Guidance.

The Consultation Authorities are in agreement with the Council that the Planning Guidance is unlikely to have any significant environmental effects. On 21st October 2021 East Dunbartonshire Council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Masterplan Planning Guidance is unlikely to have any significant environmental effects. Therefore, the Planning Guidance will not be subject to a full Strategic Environmental Assessment and an Environmental Report will not be prepared alongside the document.

A copy of the screening determination will be made available on request as well as on the Council website at www.eastdunbarton.gov.uk/S-E-A. An advert will also be placed in the Kirkintilloch Herald and Milngavie and Bearsden Herald to publicise the screening determination.

In accordance with Section 10(1) of the Act, a copy of the screening determination is enclosed and I would be obliged if you could forward this onto the Consultation Authorities.

If you have any further queries, please don't hesitate to contact Neil Samson (SEA Technical Officer) on 0141 578 8615.

Yours faithfully,

Neil Samson
Strategic Environmental Assessment Technical Officer

SCREENING REPORT

STEP 1 – DETAILS OF THE PLAN

Responsible Authority: Title of the plan: What prompted the plan: (e.g. a legislative, regulatory or administrative provision) Plan subject: (e.g. transport) Screening is required by the Environmental Assessment (Scotland) Act 2005. Based on Boxes 3 and 4, our view is that: Contact details: Date:	East Dunbartonshire Council
	Kirkintilloch Gateway Masterplan Planning Guidance
	The Masterplan will be developed as a result of the Kirkintilloch Gateway Regeneration Area Policy within the emerging Local Development Plan 2.
	Planning and regeneration
	<input type="checkbox"/> 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 <input type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4) <input checked="" type="checkbox"/> An SEA is <u>not</u> required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within <input checked="" type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4)
Neil Samson Tel: 0141 578 8615 Email: Neil.Samson@eastdunbarton.gov.uk Place, Neighbourhood & Corporate Assets Directorate East Dunbartonshire Council Southbank House Strathkelvin Place Kirkintilloch G66 1XQ	
22 nd September 2021	

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:	<p>This Planning Guidance (PG) will sit under the Council’s Local Development Plan 2 (LDP2) in the policy hierarchy and will provide additional guidance specifically relating to the implementation of Policy 4.R regarding the regeneration of the Kirkintilloch Gateway area.</p> <p>The Masterplan PG will cover the Kirkintilloch Gateway Regeneration Area and will be guided by the policy framework and already allocated and assessed land through the development plan and corresponding SEA.</p> <p>The overall outcome of the PG is to provide greater detail on implementing Policy 4.R of the LDP2 while incorporating all the mitigation measures and key requirements for the policy and allocated sites within the regeneration area.</p>
Description of the Plan:	<p>The key policy driver for the Masterplan PG is the LDP2, which sets the policy framework for consideration through Policy 4.R Kirkintilloch Regeneration Area. This PG will be non-statutory guidance but will be a material consideration in the Development Management decision-making processes.</p> <p>The Masterplan PG seeks to adopt an integrated approach to development, land use and transport that will facilitate economic growth and fulfil the area’s development needs. This will be non-statutory planning guidance but will be a material consideration in the determination of planning applications.</p>
What are the key components of the plan?	<p>At this early stage, the components for the proposed Masterplan PG are the following draft aims:</p> <ol style="list-style-type: none"> 1. Give certainty to existing businesses and landowners about the future of the site. 2. Support future bids for external funding towards infrastructure costs. 3. Create a draft masterplan which can be used as the basis for public consultation with the local community. 4. Support decision making by the Council on planning applications in line with LDP2 Policy 4.R.
Have any of the components of the plan been considered in previous SEA work?	<p>The intended outcomes of the proposed Masterplan PG will be directly related to the Local Development Plan 2 (specifically Policy 4. Kirkintilloch, Lenzie and Waterside Community Policy and Policy 4.R Development at the Kirkintilloch Gateway Regeneration Area) which have been subject to SEA.</p>
In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:	<p>At this stage, the components known are the proposed aims and set boundary of the Masterplan as set out within the LDP2 Community Policy and allocated site assessments. The proposed aims are likely to require screening at this stage as they will be the strategic direction for the proposed PG. The proposed draft aims are stated above.</p>

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

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		
1. Create a deliverable framework for development in line with LDP2 Policy 4.R.	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	<p>The proposed Masterplan PG is likely to interact with a number of environmental topic areas. This is mainly due to the potential land use and development impacts relating to the proposal area, which could result in impacts on the environment, both positive and negative in relation to population and human health, air quality, landscape, biodiversity, soil material assets and climatic factors. The PG will set a framework for development. However, this will be within set land allocations through the LDP2. The site assessment findings through the LDP2 and SEA processes will be integrated into the Masterplan PG in the form of mitigation measures and key requirements to avoid or mitigate against the environmental impacts identified for the Kirkintilloch Gateway Regeneration Area. This information will also be collated and delivered through an Environment and Sustainability Statement for the Masterplan. The PG will be a document to aid the planning service and private developers to know the set requirements and opportunities within the Masterplan area for all new development.</p>	
2. Give certainty to existing businesses and landowners about the future of the site.	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓		
3. Support future bids for external funding towards infrastructure costs.	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓		
4. Create a draft masterplan which can be used as the basis for public consultation with the local community.	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓		
5. Support decision making by the Council on planning applications in line with LDP2 Policy 4.R.	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓		

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 proposed Kirkintilloch Gateway Masterplan Planning Guidance will support the implementation of the Local Development Plan 2, while not forming statutory guidance. As outlined in the above initial components assessment, it is likely to interact with a number of environmental topic areas due to the potential land use and development impacts relating to the proposal area, which could result in impacts on the environment, both positive and negative in relation to **population and human health, air quality, landscape, biodiversity, soil material assets and climatic factors**. However, this will be within set land allocations and delivered in line with the policy framework through the LDP2. The policy and site assessment findings through the LDP2 and SEA processes will be integrated into the Masterplan PG in the form of mitigation measures and key requirements. This information will also be collated and delivered through an Environment and Sustainability Statement for the Masterplan. The PG will be a document to aid the planning service and private developers to know the set requirements and opportunities within the Masterplan area for all new development.

Whilst it is anticipated that the PG will have some environmental impacts, to an extent, the overall environmental impacts of the PG itself are unlikely to be significant as they have been identified and mitigated against through the Local Development Plan 2 process. Therefore, it has been determined that, under Section 5(3) of the Environmental Assessment (Scotland) Act 2005, a full SEA is not required.

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.



T: 0131-244 0078
E: SEA.Gateway@gov.scot

Neil Samson,
SEA Technical Officer,
Sustainability Policy Team,
East Dunbartonshire Council,
Broomhill Depot,
Kilsyth Road,
Kirkintilloch,
G66 1TF

**01666 - Screening - East Dunbartonshire Council - Kirkintilloch Gateway Masterplan
Planning Guidance**

20th October 2021

Dear Neil,

With reference to the Screening document you submitted on 22nd September 2021.

The Consultation Authorities have now considered your screening request as per **Section 9(3)** of the **Environmental Assessment (Scotland) Act 2005**. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions.

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. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

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, that 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 0078.

Kind regards,

Clare Donnelly
SEA Gateway Administrator



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email to: sea_gateway@gov.scot

Neil Samson
Sustainability Policy Team
East Dunbartonshire Council
Place, Neighbourhood and Corporate Assets
Southbank House
Strathkelvin Place
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G66 1XQ

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Salisbury Place
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EH9 1SH

Enquiry Line: 0131-668-8716
Switchboard: 0131 668 8600
HMConsultations@hes.scot

Our case ID: 300020233
Your ref: 01666
06 October 2021

Dear Neil Samson

[Environmental Assessment \(Scotland\) Act 2005](#)
[East Dunbartonshire Council - Kirkintilloch Gateway Masterplan Planning Guidance](#)

Screening Report

Thank you for your consultation which we received on 22 September 2021 about the above screening report. We have reviewed this report in our role as a Consultation Authority under the above Act, in accordance with the requirements of Section 9(3). In doing so we have used the criteria set out in Schedule 2 for determining the likely significance of the effects on the environment.

Historic Environment Scotland's view

In light of the information and reasoning set out within the screening report, we **agree** with your view that there are **unlikely to be significant environmental effects for the historic environment**.

Historic Environment Scotland's comments

It is our understanding the Kirkintilloch Gateway Masterplan Planning Guidance will offer further detail and advice to support Local Development Plan 2 (LDP2) policies including Policy 4.R – Development at the Kirkintilloch Gateway Regeneration Area. We note that you consider, as this policy and its spatial components have been assessed through the SEA of the LDP2, significant effects on the historic environment as a result of the guidance are unlikely and we are content to agree with this view.

Next steps

The Environmental Assessment (Scotland) Act 2005 requires you as the Responsible Authority to determine whether an environmental assessment is required. You must then notify the Consultation Authorities within 28 days of making this determination. This may be done via the SEA Gateway (sea_gateway@gov.scot).

We hope our advice is helpful to you in making this determination. Please feel welcome to contact us if you have any questions about this response. The officer managing this

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**



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ALBA

case is Andrew Stevenson who can be contacted by phone on 0131 668 8960 or by email on andrew.stevenson2@hes.scot.

Yours sincerely

Historic Environment Scotland

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**

Environmental Assessment (Scotland) Act 2005

01666 - Screening - East Dunbartonshire Council - Kirkintilloch Gateway Masterplan Planning Guidance

Screening report

Thank you for consulting SEPA on this Screening Report by way of your email of 23 September 2021.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005 we have reviewed the screening report using the criteria set out in Schedule 2 of the Act. In regard to our main areas of interest (air, water, soil, human health, material assets and climatic factors) **we agree with the conclusions of the screening report** that the proposed PPS is **unlikely to have** significant environmental effects that have not already been subject to SEA as part of the Local Development Plan 2 process.

Although we are of the view that significant environmental effects are unlikely, it is for the Responsible Authority to make a formal determination taking into account the consultation responses received.

If you would like to discuss this consultation response please do not hesitate to contact me by email or via our SEA Gateway at sea.gateway@sepa.org.uk.

Yours sincerely

Jonathan Werritty

SEPA Planning Service

Cc:

sea_gateway@nature.scot

sea.gateway@hes.scot

sea.gateway@sepa.org.uk

Neil Samson
Place, Neighbourhood & Corporate Assets Directorate
East Dunbartonshire Council
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

05 October 2021
Our ref: CEA164538

Sent by email via: sea.gateway@gov.scot

Dear Neil

**ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005: KIRKINTILLOCH GATEWAY MASTERPLAN
PLANNING GUIDANCE – SCREENING DETERMINATION**

Thank you for your screening report submitted on 22 September 2021 via the Scottish Government SEA Gateway in respect of the above plan. We have considered your screening report using the criteria set out in Schedule 2 of the Environmental Assessment (Scotland) Act 2005, for determining the likely significance of effects on the environment.

We understand that the above guidance is to provide further detail in support of Local Development Plan 2 (LDP2) Policies 4 and 4.R. As the guidance does not make provision for further change or development beyond that assessed in SEA of the LDP2, we agree that it is not likely to have significant environmental effects.

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 me on 0131 314 6751, or via NatureScot's SEA Gateway at sea.gateway@nature.scot.

Yours sincerely,

Alison Shand
Planning Adviser
Supporting Good Development Team