

# **SCREENING REPORT**

## STEP 1 – DETAILS OF THE PLAN

**Responsible Authority:**

Perth & Kinross Council

**Title of the plan:**

Draft Placemaking Supplementary Guidance

**What prompted the plan:**

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

Requirement for further guidance on Placemaking policies set out in the Adopted Local Development Plan

**Plan subject:**

(e.g. transport)

Placemaking

**Screening** is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

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**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

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Section 5(3)

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Section 5(4)

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**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

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Section 5(3)

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Section 5(4)

**Contact details:**

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**Date:**

7/6/17

## STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

### Context of the Plan:

The Draft Placemaking Guide for Perth & Kinross Council has been produced to provide better guidance on the Placemaking policy within the adopted Local Development Plan. This reflects good practice advice and design principles in line with what is set out in Scottish Government Guidance. It complements existing national and Local Development Plan policies. The purpose of the guidance is to encourage best practice and high quality design which will be useful to applicant, developers and development management staff through the pre application and application stage for planning permission.

### Description of the Plan:

This Guidance does not introduce new policy or strategy, it sets out design ideas and placemaking features which should be considered when submitting a planning application for new development in Perth & Kinross Council. It illustrates that design quality can be achieved in a variety of different ways and there is not a single correct solution for a proposed site.

### What are the key components of the plan?

The guidance provides examples of best practice as to how to ensure that development has met with the placemaking policy. It provides further guidance on the planning application process, community engagement and placemaking principles.

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

The guidance is reiterating the process with examples of how to meet the requirements set out in the placemaking policy.

- The guidance will provide more information about how to implements the Local Development Plan policy which has already undergone the full SEA process prior to adoption. It will be used to determine planning applications and whether they accord with the Placeamking policy within the LDP. The target is to ensure that developers, the local community and PKC planners all work to meet the placemaking principles.
- It applies to the whole PKC area.
- It will be used throughout the lifespan of the adopted LDP and will be reviewed once the Proposed Plan is adopted.
- The components of the guidance follow the requirements for any new development in terms of addressing environmental issues, response to built form, social aspects and accessibility.

It highlights the importance of community engagement and guides an applicant through the planning process.

- The aim is to enhance the placemaking aspects of any new development to ensure that it brings benefits in terms of the environment, community and economy.

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

- Planning application process
- Community engagement
- Placemaking principles

**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 application process	-	✓	-	-	-	-	-	-	-	-	As this is guidance, there may be some potential positive effects in terms of community involvement in the planning application process.	These positive effects are unlikely to be significant overall.
Community engagement	-	✓	-	-	-	-	-	-	-	-	As this is guidance, there may be some potential positive effects in terms of community involvement in the planning application process.	These positive effects are unlikely to be significant overall.
Placemaking principles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	The guidance, if used by planning applicants, could have positive effects on all the individual assessment criteria as in endorses good practice in terms of the LDP policies.	This Guide supports and expands on existing policy in the adopted Local Development Plan and the New Development Supplementary Guidance which have been subject to SEA. It does not seek to

												change or amend policies. It is a design tool to encourage sustainable place making in development proposals. If implemented through the planning application process, there could be cumulative positive effects but these would be attributed to the implementation of LDP policy, not the guidance itself. It is therefore not the guidance that will have significant positive effects but the implementation of LDP policy for which the guidance provides further detail.
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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.)

PKC's Draft Placemaking Guide has been drafted to complement existing National and Local Placemaking policies. It sets out best practice from across Perth & Kinross that planning offices can highlight to developers when submitting proposals for new development. The advice illustrates best practice within Perth & Kinross. It does not set proscriptive standards but aims to highlight good place making qualities that should be considered when submitting proposals for new development. It provides checklists for a successful submission to the planning authority for consideration.

As PKC's Draft Placemaking Guide provides more detailed advice on policies that have been established and assessed through other SEA processes and that any positive or negative effects will not be of a scale to be significant, it will not lead to significant

environmental effects and therefore an SEA is not required.

When completed send to: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk) or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.