

# SCREENING REPORT

## STEP 1 – DETAILS OF THE PLAN

**Responsible Authority:**

Perth and Kinross Council

**Title of the plan:**

Local Development Plan Supplementary Guidance: Developer Contributions and Affordable Housing

**What prompted the plan:**

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

The Perth and Kinross Local Development Plan (adopted 2019) has Policies and Supplementary Guidance on developer contributions and affordable housing. From time to time, the Supplementary Guidance may be reviewed to ensure it keeps pace with ongoing requirements for contributions while remaining consistent with the Local Development Plan policies. This is a periodic review of the Supplementary Guidance.

**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:**

28 April 2023



## STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

### Context of the Plan:

This Supplementary Guidance will support Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing in the Perth & Kinross Local Development Plan. It is intended that the Supplementary Guidance will provide support, further information, and detail in respect of these policies. The Local Development Plan already has Supplementary Guidance on developer contributions and affordable housing (adopted 2020) and this is a periodic update to that Supplementary Guidance.

### Description of the Plan:

The Supplementary Guidance will not introduce new material nor policy/locational criteria for developer contributions or affordable housing. Instead, it will offer a consolidating guide to existing policy and guidance relating to developer contributions and affordable housing. 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 (the LDP was adopted in 2019 and is expected to be replaced by 2027). The LDP already has Policies and Supplementary Guidance on developer contributions and affordable housing, and this is a periodic update to the Supplementary Guidance.

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

The Supplementary Guidance will refer to national policy and advice, including from Scottish Government, National Planning Framework policy on Developer Contributions and Perth and Kinross Council Local Development Plan policy.

This Supplementary Guidance will support Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing in the Proposed Local Development Plan. It is intended that the updated Supplementary Guidance will provide support, further information and detail in respect of these policies.

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

The LDP policies, Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing, under which this Supplementary Guidance is to be updated have been considered as part of the SEA of the LDP, where it was found that the LDP policies would have positive environmental effects by meeting the objectives of sustainable development through efficient design, directing affordable housing to appropriate locations, and meeting the needs and aspirations for housing and access to facilities. The Affordable Housing policy would also positively improve opportunities for people on modest incomes to obtain housing of a reasonable quality that is affordable; also positive impacts are anticipated in terms of health and well-being of current and future residents of Perth and Kinross in the longer term. It is expected to provide general improvements to the local environment. Therefore it was considered unlikely that it would have a significant effect on any SEA topics listed under Schedule 3 of the 2005 Act.

Previous versions of the Developer Contributions and Affordable Housing Supplementary Guidance were screened, where it was determined that the Supplementary Guidance would not result in any physical development but instead would provide a statement of the Council's general intent in respect of when and how it will seek financial contributions from developers relating to

their proposals. Therefore it was considered unlikely that it would have a significant effect on any SEA topics listed under Schedule 3 of the 2005 Act.

The principles of the Supplementary Guidance will not be changed through this review.

**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 proposed review of the existing Supplementary Guidance is financial in nature and not about securing finance towards existing and future projects. It will not directly influence the built environment. It is not directing development or adding to any other part of the adopted Local Development Plan. No components of the Supplementary Guidance are likely to require screening

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND  
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

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		
Consideration of new proposals	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>	The proposed Supplementary Guidance is financial in nature and not about securing finance towards existing and future projects. It will not directly influence the built environment.	The supplementary guidance is not directing development or adding to any other part of the adopted Local Development Plan or Proposed Local Development Plan.

## 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 Supplementary Guidance: Developer Contributions and Affordable Housing will be a material consideration in the determination of planning applications in the Perth and Kinross Local Development Plan area. It will offer additional guidance on the application of Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing. The Supplementary Guidance is financial in nature and not about securing finance towards existing and future projects. It will not directly influence the built environment. The Supplementary Guidance is not directing development or adding to any other part of the adopted Local Development Plan or Proposed Local Development Plan.

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

