

SCREENING REPORT

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

Perth and Kinross Council

Title of the plan:

Thimblelow Development Brief Non Statutory Guidance

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 the OP2 Thimblelow allocation.

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:

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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:

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STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

This non statutory guidance will support the OP2 Thimblerow allocation (as contained in the Adopted Perth and Kinross Local Development Plan (2019)) and the assessment of planning applications. It is intended that the guidance will provide support, further information and detail in respect of the existing LDP policy framework for assessing proposals for this site, detailing the circumstances when proposals will or will not be acceptable. The guidance will be adopted and become a material consideration in the preparation and determination of planning applications for this site.

The 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 non statutory guidance will not introduce new material nor policy. Instead, it will offer a consolidating guide to existing policy and guidance relating to how a planning officer assesses an application for development within the OP2 Thimblerow allocation. It will be limited spatially to the Local Development Plan area and more specifically the OP2 Thimblerow allocation. 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 policies and Supplementary Guidance and will interpret how they apply to this site. The Guidance also sets out the Council's ownership aspirations. Its focus will be on guiding applications for development on OP2 Thimblerow.

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

The OP2 allocation under which this guidance is to be prepared has been considered as part of the SEA of the LDP2. This has helped identify the site specific developer requirements which the brief acknowledges and expands upon. The policies of the LDP2 which also inform the brief were also considered as part of the SEA of the LDP2.

Both LDP2 and the higher level Strategic Development Plan have undergone SEA (SEA Gateway references SEA\01082 and SEA\00869 respectively). This non statutory Guidance takes forward the work already undertaken through the SEA process for the Perth and Kinross Local Development Plan (LDP) 2.

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 providing 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		
Introduction		x		x			x	x		x	Helps to introduce the purpose of the guidance.	This directs to existing information on LDP site specific development requirements. It will therefore have minimal impact on its own although will it help in raising awareness of existing material.
Context and Analysis	x	x				x	x	x	x	x	Helps set out the site constraints and opportunities picking up on the LDP2 site specific requirements and relevant policies.	This guidance will assist in directing to existing information on site constraints and opportunities without introducing new material. It will therefore have minimal impact on its own although will it help in raising awareness of existing material.
Overall Vision	x	x			x	x	x	x	x	x	Helps to set out the Council's vision for the proposed development of the site picking up on the LDP2 site specific requirements and relevant policies.	This vision will assist in highlighting existing policy and guidance themes without introducing new material. It will therefore have minimal impact on its own although will help in

												raising awareness of existing material.
Low Carbon guidance		✗			✗	✗	✗			✗	Helps to set out the Council's Low Carbon guidance picking up on the LDP2 site specific requirements and relevant policies on (i) Transport and Accessibility, (ii) Sustainable Heating and Cooling, (iii) Low and Zero Carbon Generating Technologies, and (iv) Renewable and Low Carbon Energy.	This guidance provides information on Low carbon requirements with reference to LDP2 policies and Site-Specific Developer Requirements. It will therefore have minimal impact on its own although will help in raising awareness of existing material.
Amenity Guidance	✗	✗		✗	✗	✗	✗	✗	✗	✗	Helps to set out the Council's Amenity guidance picking up on the LDP2 site specific requirements and relevant policies.	This guidance provides information on Amenity requirements from LDP policies and from the Site-Specific Developer Requirements. It will therefore have minimal impact on its own although will help in raising awareness of existing material.
Planning Policies and Guidance	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	Helps to set out the relevant policy framework, and will provide some additional specific guidance on particular policies where relevant.	This guidance provides information on the policy framework, and provides guidance on policy requirements from LDP2 policies and from the Site-Specific Developer Requirements not already covered in the low carbon and amenity sections. It will therefore have minimal impact on its own although will help in raising awareness of existing material.
Next Steps	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	Helps to set out the procedural next steps for a planning	This guidance is procedural and technical. It will therefore have minimal impact on its own although

											application and the supporting documentation required.	it will help in raising awareness of requirements at the planning application stage.
Good Practice Library	x	x		x		x	x	x	x	x	Helps provide some good examples and relevant references from case studies and other guidance documents.	This guidance is to raise awareness of good practice and helps support implementation of the policies and site specific developer requirements of the LDP2.

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 Thimblerow Development Brief Non-Statutory Guidance will be a material consideration in the determination of planning applications for the OP2 allocation in the Perth and Kinross Local Development Plan 2. It will offer site analysis, and a vision, refer to existing policy and guidance, and provide some procedural advice. It will focus on promoting easy access to existing information which is relevant to this site. Perth & Kinross Council is of the opinion that SEA of the Guidance is not required because significant environmental issues have already been assessed through the SEA of the higher level plans and this guidance is to ensure conformity with the policies of higher level plans.

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.