

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. From time to time, the Supplementary Guidance requires to be reviewed to ensure it keeps pace with ongoing requirements for contributions while remaining consistent with the LDP policies.

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:

30 January 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 (LDP). It is intended that the Supplementary Guidance will provide support, further information, and detail in respect of these policies. The LDP already has adopted 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 or 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 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 prepared have been considered as part of the SEA of the LDP.

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.

**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		
Consideration of new proposals	x	x	x	x	x	x	x	x	x	x	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 or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

Completion guidance (Please delete before submission)

Link to SEA Guidance: <http://www.gov.scot/Publications/2013/08/3355>

Box 1	<p>Name of the organisation that is responsible for the plan.</p> <p>Note: The responsible Authority is any person, body or office holder exercising functions of a public Character. Where more than one authority is responsible for a plan they should reach an agreement as to who is responsible for the SEA. Where an agreement cannot be reached, the Scottish Ministers can make the determination (Extract from SEA Guidance: Glossary (Page 50)).</p>
Box 2	<p>Name of the plan.</p> <p>Note: The 2005 Act applies to plans which relate to matters of a public character. The term 'plan' within guidance also covers policy, programme and strategy (Extract from SEA Guidance: Glossary (Page 50)).</p>
Box 3	<p>In terms of screening, knowing why a plan is being produced is one of the key components in understanding whether the plan falls into Section 5(3) or 5(4) of the 2005 Act.</p>
Box 4	<p>The 2005 Act outlines the sectors as agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town & country planning and land use.</p>
Box 5	<p>As well as briefly describing what the plan is intended to do and how it will achieve it, it is important to outline whether the plan sits within a hierarchy and its relationships with other plans and policies.</p> <p>Schedule 2 part 1 of the 2005 Act details criteria relating to a plan setting a framework for projects and other activities, and influencing other plans including those in a hierarchy.</p> <p>In terms of screening for likely environmental effects, knowing the context of a plan and where it will sit in a hierarchy of other plans is a key component in understanding the likely scope and remit of the plan and where the most appropriate assessment should take place. The description of the context should build on the information provided for Box 3 and contain sufficient information to allow those reading the screening report to understand the role of the plan in the wider policy context. Brief descriptive information such the relationship of the plan with overarching policy, links with other plans, and the influence on and from overarching ambitions or objectives should be considerations. This type of information can help paint a clear screening picture and whether an SEA of the plan is suitable in the circumstances.</p>
Box 6	<p>The description of the plan being screened has to contain sufficient information to allow those reading the notification to understand the objectives of the plan and how the Responsible Authority aims to deliver them. This may differ between spatial plans, policy based plans and aspirational plans (or a mix of these). The description should include:</p>

	<ul style="list-style-type: none"> • The focus and direction of the plans – Including the ‘powers’ it will have, the direction, status and importance it may bring, the ‘targets’ it will set, the legislation it will initiate, etc. • Its spatial scope - i.e. will it be nationally, regionally or locally focused, will there be specific area, location or boundary outlined. • Its temporal scope – i.e. will it be introduced for a set period of time before the next iteration? • The individual components of the plan – Including policy areas and plan components that it will cover (e.g. the sectors covered in a plan, specific technologies that will be considered, any new restrictions to be introduced, or measures that could be considered intrinsic mitigations). • Any new powers the plan may be given or may give to other activities • The vision, objectives and aims of the plan where these are clear. <p>It may also prove helpful to include other information in a summary, such as whether the plan is expected to improve or strengthen the current approach, the reason the plan is being prepared, who it would apply to and the timescale for delivery. This type of information should build upon that provided for Box 5 and can help paint a clear picture of whether screening is suitable in the circumstances.</p>
Box 7	<p>Information included in this section should clearly set out the components of the plan (e.g. policy areas covered or the relevant likely sections of the plan) and allow the reader to see which components of the plan are being considered in the screening process.</p>
Box 8	<p>Are you confident that all significant environmental effects arising from this plan have already been covered in earlier SEA work?</p> <p>Most plans sit in a wider policy hierarchy, influenced by and/or influencing other plans and policies within the hierarchy. In many cases, previous SEA work is likely to have been undertaken on other plans and policies, and these may be of relevance to the consideration of the likelihood of significant environment effects associated with the development of the plan.</p> <p>These assessments may have considered components of the plan, and in some cases, there may be the possibility of screening out certain components of a plan as these have been previously assessed (e.g. through SEA of an overarching policy, or assessment of a previous plan that includes several components duplicated within the current plan). It is essential to have full confidence that components have been previously assessed, to an appropriate level, prior to its removal from further consideration. Even a small deviation from previously assessed policy, changes in the sensitivity or knowledge of environmental receptors affected, and length of time since assessment are likely to result in the need for new assessment.</p> <p>Information included in this section should clearly identify the plan components and refer to the previous assessment work undertaken to demonstrate that they have been ‘captured’ in the SEA process in accordance with the requirements of the 2005 Act and the satisfaction of the Consultation Authorities.</p>

Box 9	<p>Based upon the content of Boxes 7 and 8, this section should identify the components of the plan that require screening. These components can then be taken forward into the next section of the screening process.</p>
Box 10	<p>Is the plan, and its components, likely to have potential interactions with the environment, either direct or indirectly?</p> <p>The next step in this approach is identifying the potential for interactions of the plan with the environment. A table such as that provided could aid in identifying the likely interactions of the policy and its components against each of the environmental topic areas set out in Schedule 2 of the 2005 Act. This step is aimed at helping Responsible Authorities to demonstrate compliance with the requirements of the 2005 Act and transparency in reaching their conclusions of the screening process.</p> <p>Note that the Responsible Authority should refer to and, where appropriate, address the criteria outlined within Schedule 2 of the 2005 Act in determining the likely significance of effects on the environment. Therefore, it is recommended that the Responsible Authority consider the probability, duration, frequency, reversibility, magnitude and spatial extent of any potential effects; the cumulative and transboundary nature of effects; the value and vulnerability of the area(s) likely to be affected; and risk to human health and the environment; amongst others. Further explanation of the criteria detail in Sections 1(a) – 1(e) and 2(a) – 2(g) is provided in the Scottish Government’s SEA Guidance (Section 3.3: Making a Screening Determination, Available at http://www.gov.scot/Publications/2013/08/3355/3).</p> <p>Note the 2005 Act does not distinguish between positive and negative environmental effects and either, if significant, could trigger an SEA.</p>
Box 11	<p>Upon consideration of the previous sections, a Responsible Authority should make a finding on whether there is the likelihood of significant environmental effects associated with adoption of the plan.</p> <p>The information in this section should provide a summary of the likely interactions of the plan with the environment, and conclude whether the Responsible Authority consider that an SEA is required or not.</p> <p>If likely significant effects are identified by a Responsible Authority, then an SEA must be undertaken and the decision to do this advertised. The information presented at screening and Consultation Authority views on this can also help to inform the next stage of the SEA process (Scoping). Similarly, if no significant effects are identified a determination to that effect must be undertaken and then advertised.</p>