

SEA SCREENING REPORT (COVER NOTE)

PART 1

To: SEA.gateway@scotland.gsi.gov.uk
or
SEA Gateway
Scottish Executive
Area 1 H (Bridge)
Victoria Quay
Edinburgh EH6 6QQ

PART 2

An SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Supplementary Guidance – Maintaining an effective (housing) land supply

The Responsible Authority is:

South Ayrshire Council

COMPLETE PART 3 or 4 or 5

PART 3

Screening is required by the Environmental Assessment (Scotland) Act 2005. Our view is that:

- an SEA is required** because the PPS falls under the scope of Section 5(3) of the Act and is likely to have significant environmental effects *or*
- an SEA is required** because the PPS falls under the scope of Section 5(4) of the Act and is likely to have significant environmental effects *or*
- an SEA is not required** because the PPS is unlikely to have significant environmental effects

PART 4

- The PPS does not require an SEA under the Act. However, we wish to carry out an SEA on a voluntary basis. We accept that, because this SEA is voluntary, the statutory 28 day timescale for views from the Consultation Authorities cannot be guaranteed.

PART 5

- None of the above apply. We have prepared this screening report because:
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.....
.....

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PART 6

Contact name

Kenny Campbell

Job Title

Planning Environmental Officer

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PART 7

Signature

(electronic
signature
is acceptable)



Date

31/10/12

SEA SCREENING REPORT - KEY FACTS

Responsible Authority

South Ayrshire Council

Title of PPS

Supplementary Guidance – Maintaining an effective (housing) land supply

Purpose of PPS

The purpose of this SG is to set out the criteria against which future applications for planning permission will be determined in the event of there being a deficit in the established housing land supply.

What prompted the PPS

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

The LDP policy: maintaining and protecting land for housing, makes a commitment to produce supplementary guidance to address where there is a deficit in the 5-year effective housing land supply. This guidance sets out the criteria against which proposals will be assessed should such circumstances arise.

Subject

(e.g. transport)

Planning

Period covered by PPS

2014 - 2019

Frequency of updates

5 years

Area covered by PPS

(e.g. geographical area – it is good practice to attach a map)

All of South Ayrshire

**Summary of nature/
content of PPS**

The SG sets out a 4-stage process which will be used in order to determine the acceptability of proposals which come forward in the event of a deficit in the housing land supply.

**Are there any proposed
PPS objectives?**

YES

NO

Copy of objectives attached

YES

NO

Date

31/10/14

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Our determinations regarding the likely significance of effects on the environment of Supplementary Guidance – Maintaining an Effective (Housing) Land Supply is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Supplementary Guidance – Maintaining an effective (housing) land supply</div> RESPONSIBLE AUTHORITY <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">South Ayrshire Council</div>		
Criteria for determining the likely significance of effects on the environment (1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	No.	The SG is not site-specific although it does seek to ensure that any sites that come forward are in compliance with the spatial strategy set out within the LDP. It also seeks to direct development to land within settlements and brownfield sites in the first instance. The SG limits the scale of development which could be approved through this mechanism to 49 units in order to align with the LDP housing distribution strategy. Essentially the SG provides the mechanism through which an assessment is made of the acceptability of a proposal in the event of a housing land deficit. It is not site-specific and it requires proposals to be compliant with the LDP, which was subject to its own full SEA.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The SG is at the lowest level in the overall development plan hierarchy. The guidance will therefore not be applied and

		considered in isolation and will not directly influence other plans.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development.	Yes	In the event of a deficit, the SG will have a role to play in terms of promoting sustainable development through directing proposals to land within existing settlements and brownfield land in the first instance. However, the acceptability of a proposal will also be assessed against the terms of the LDP in its entirety.
Criteria for determining the likely significance of effects on the environment (1(d) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
1(d) environmental problems relevant to the PPS	No	The SG is not site-specific and therefore no environmental problems can be identified at the level at which the SG will operate. Whilst the SG will seek to direct development to land within existing settlements and greenfield sites, it will be for the spatial strategy and other policies within the LDP to determine whether a proposal is acceptable in environmental terms.
1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)	No	The SG will have no relevance in this regard.
2 (a) the probability, duration, frequency and reversibility of the effects	No	N/A
2 (b) the cumulative nature of the effects (See Chapter 12 of Tool Kit)	No	In theory, the SG could result in a number of sites coming forward outwith those which are allocated in the LDP. However, it will be for the policies of the LDP to ensure that the cumulative effects of development are adequately accounted for and mitigated.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	N/A
2 (d) the risks to human health or the environment (for example, due to accidents) (See Chapter 11 of Tool Kit)	No	This would be determined when site-specific details are known i.e. at planning application stage.

<p>Criteria for determining the likely significance of effects on the environment (2(e), 2(f) etc refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p>Likely to have significant environmental effects? YES/NO</p>	<p>Summary of significant environmental effects (negative and positive)</p>
<p>2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</p>	<p>No</p>	<p>The SG limits the number of sites that could come forward by requiring applicants to demonstrate any perceived deficit and to limit the number of units to cover only that deficit. The scale of development likely to be triggered through this SG is likely to be minimal. In any case, sites will be restricted to no more than 49 units.</p>
<p>2 (f) the value and vulnerability of the area likely to be affected due to- (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use.</p>	<p>No</p>	<p>The SG is not site-specific. The LDP (which was the subject of a full SEA) is the appropriate mechanism and contains the necessary safeguards in order to address any issues in this regard.</p>
<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>No</p>	<p>The SG is not site-specific. The LDP (which was the subject of a full SEA) is the appropriate mechanism and contains the necessary safeguards in order to address any issues in this regard.</p>

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A summary of our considerations of the significant environmental effects of Supplementary Guidance: Maintaining an Effective (Housing) Land Supply is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The SG sets out a 4-stage process which will be used in order to assist in the determination of the acceptability of proposals which come forward in the event of a deficit in the 5-year effective housing land supply.

Although the SG does seek to direct development to land within existing settlements and brownfield sites, this is something which is aligned with the spatial strategy of the local development plan. The SG is not site-specific and therefore the extent to which it can be responsible for environmental implications is extremely limited. If proposals are deemed to be acceptable through the terms of the SG, the policies of the LDP will then be used in order to ensure that full consideration is afforded to the environmental implications of a proposal. The LDP was the subject of a full SEA and should therefore contain all of the necessary mechanisms to ensure that any adverse environmental implications are minimised.

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**TABLE 3
SUMMARY RECORD OF COMMENTS FROM CONSULTATION AUTHORITIES**

SCREENING TEMPLATE - GUIDANCE NOTE 2

It is not a statutory requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.

TITLE OF PLAN, PROGRAMME OR STRATEGY

Supplementary Guidance – Maintaining an effective (housing) land supply

RESPONSIBLE AUTHORITY

South Ayrshire Council

DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES

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Consultation Authority	Views (if known at this stage)
Scottish Environment Protection Agency	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. soil and water)
Scottish Natural Heritage	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. flora, fauna and biodiversity)
The Scottish Ministers (Historic Scotland)	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. landscape and cultural heritage)

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TABLE 4 – RECORD OF POST SCREENING ACTION

SCREENING TEMPLATE - GUIDANCE NOTE 3

It is not a requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.

TITLE OF PLAN, PROGRAMME OR STRATEGY (PPS)

Supplementary Guidance – Maintaining an effective (housing) land supply

RESPONSIBLE AUTHORITY

South Ayrshire Council

1 Responsible Authority and Consultation Authorities in agreement – PPS <u>is</u> likely to have significant environmental effects	<input style="width: 100%; height: 20px;" type="text"/>
Date of determination	<input style="width: 100%; height: 20px;" type="text"/>
2 Responsible Authority and Consultation Authorities in agreement – PPS <u>is not</u> likely to have significant environmental effects	<input style="width: 100%; height: 20px;" type="text"/>
Date of determination	<input style="width: 100%; height: 20px;" type="text"/>
3 Responsible Authority and Consultation Authorities cannot reach agreement – referred to the Scottish Ministers for their determination	<input style="width: 100%; height: 20px;" type="text"/>
Date referred to the Scottish Ministers	<input style="width: 100%; height: 20px;" type="text"/>
4 Scottish Ministers' determination	<input style="width: 100%; height: 20px;" type="text"/>
Date of determination	<input style="width: 100%; height: 20px;" type="text"/>
5 Publicity requirements met	<div style="display: flex; justify-content: space-around;"> <input style="width: 40%; height: 20px;" type="text" value="YES"/> <input style="width: 40%; height: 20px;" type="text" value="NO"/> </div>
6 Signature	<input style="width: 100%; height: 20px;" type="text"/>
Date	<input style="width: 100%; height: 20px;" type="text"/>

