

**SEA SCREENING REPORT (COVER NOTE)**

**PART 1**

To: [SEA.gateway@scotland.gsi.gov.uk](mailto: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 – Rural Housing

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:  
.....  
.....  
.....

**SEA SCREENING REPORT (COVER NOTE)**

**PART 6**

**Contact name**

Kenny Campbell

**Job Title**

Planning Environmental Officer

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**PART 7**

**Signature**

(electronic  
signature  
is acceptable)



**Date**

26/10/12

## SEA SCREENING REPORT - KEY FACTS

<b>Responsible Authority</b>	<input style="width: 100%;" type="text" value="South Ayrshire Council"/>	
<b>Title of PPS</b>	<input style="width: 100%;" type="text" value="Supplementary Guidance – Rural Housing"/>	
<b>Purpose of PPS</b>	<input style="width: 100%; height: 100px;" type="text" value="The guidance will be used to supplement the guidance offered by LDP Policy: Rural Housing. The guidance will not be used to determine the principle of development; this is the purpose of the policies contained within the LDP. The document will effectively be used to provide a full explanation of the LDP Policy: Rural Housing, ensuring that the wording used within the policy is accurately interpreted."/>	
<b>What prompted the PPS</b> (e.g. a legislative, regulatory or administrative provision)	<input style="width: 100%; height: 50px;" type="text" value="It was considered that it was necessary to supplement an existing policy within the LDP to ensure that the policy was accurately interpreted."/>	
<b>Subject</b> (e.g. transport)	<input style="width: 100%;" type="text" value="Rural Housing"/>	
<b>Period covered by PPS</b>	<input style="width: 100%;" type="text" value="2013 - 2018"/>	
<b>Frequency of updates</b>	<input style="width: 100%;" type="text" value="5 years"/>	
<b>Area covered by PPS</b> (e.g. geographical area – it is good practice to attach a map)	<input style="width: 100%; height: 50px;" type="text" value="The SG will be applicable to countryside areas within South Ayrshire."/>	
<b>Summary of nature/ content of PPS</b>	<input style="width: 100%; height: 100px;" type="text" value="It is a piece of supplementary guidance which will provide additional guidance in relation to the design and siting of new or replacement houses within the countryside. The document will not be used to determine the acceptability of the principal of any proposal; that is the function of the LDP."/>	
<b>Are there any proposed PPS objectives?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<b>Copy of objectives attached</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<b>Date</b>	<input style="width: 100%; height: 30px;" type="text"/>	

## SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of [Residential Extensions and Alterations - SG] is set out in Table 1.

**TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT**

TITLE OF PPS		
Supplementary Guidance – Rural Housing		
RESPONSIBLE AUTHORITY		
South Ayrshire Council		
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 document will be used to provide additional explanation to the information provided within LDP Policy: Rural Housing. It will set out additional guidance on matters relating to extensions to existing houses, conversions, replacement houses and additions to existing clusters.  The principle of development will be established by policies contained within the LDP itself; a document which has been the subject of a full strategic environmental assessment.
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.	No	The SG does not do anything which is not already done within the LDP; it simply provides greater detail in terms of the wording used within the Plan.

<b>Criteria for determining the likely significance of effects on the environment</b> (1(d) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	<b>Likely to have significant environmental effects?</b>  <b>YES/NO</b>	<b>Summary of significant environmental effects (negative and positive)</b>
1(d) environmental problems relevant to the PPS	No	<p>The policy will have minimal environmental effects as it will not be used to determine the acceptability of the principle of development; that will be the function of the LDP.</p> <p>The SG in itself will therefore not contribute to the creation of environmental problems; it will simply try to guide effective solutions in instances where the principle of development has been established by the LDP.</p>
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	<p>The SG is not of any relevance in this regard.</p>
2 (a) the probability, duration, frequency and reversibility of the effects	No	<p>The environmental effects of the SG will be minimal and restricted in scale due to the circumstances under which rural housing development would be acceptable, as set out within LDP Policy: Rural Housing.</p> <p>The SG will help to set the design and layout boundaries for small scale residential development within the countryside. It is the LDP itself which will result in the acceptability or otherwise of the principle of residential development and in this regard, the SG cannot be responsible for the probability, duration, frequency and reversibility of the effects of rural housing.</p>
2 (b) the cumulative nature of the effects (See Chapter 12 of Tool Kit)	Unlikely	<p>The SG is designed to address small scale rural residential development. Due to the scale of development allowed by LDP Policy: Rural Housing it is highly unlikely that it would raise significant concerns in terms of cumulative effects.</p>
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	<p>Any transboundary effects will be minimal given the scale of development considered within the SG.</p>
2 (d) the risks to human health or the environment (for example, due to accidents) (See Chapter 11 of Tool Kit)	No	<p>There are no significant risks foreseen to human health or the environment from the implementation of this SG.</p>

<p><b>Criteria for determining the likely significance of effects on the environment</b> (2(e), 2(f) etc refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p><b>Likely to have significant environmental effects?</b>  <b>YES/NO</b></p>	<p><b>Summary of significant environmental effects (negative and positive)</b></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 only addresses small scale residential development within the countryside. There will therefore be no concerns in terms of the magnitude and spatial extent of any effects from the SG.</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>Unknown</p>	<p>The SG will be applicable to countryside areas within South Ayrshire and it cannot be predicted where and what features would be affected by the content of the document. In addition, the LDP has been the subject of a full SEA and therefore contains all of the necessary mitigation to deal with any impacts upon natural and cultural heritage features.</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 location of development cannot be predicted at this stage. Nonetheless, the scale of development which would be allowed within the context of LDP Policy: Rural housing and the SG would be minimal and unlikely to generate any significant environmental impacts. In addition, the LDP has been the subject of a full SEA and contains the necessary mitigation measures to address any potentially adverse impacts upon recognised landscapes.</p>

## SEA SCREENING REPORT

**A summary of our considerations of the significant environmental effects of Supplementary Guidance: Residential Development is given below.**

**TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS**

The purpose of Supplementary Guidance – Rural Housing is to provide additional information on the wording used within LDP Policy: Rural Housing to ensure that the policy is accurately interpreted and that applicants have a clear insight into what the Council are looking for, thereby creating greater certainty in the planning process.

The scale of development which could ensue as a result of the content of LDP Policy: Rural Housing and the SG is restricted to replacement houses, conversions, houses necessary to support the operation of a rural based business and limited additions to existing, clearly defined nucleated housing clusters and small settlements. It is therefore clear that the scale of development discussed within the SG is not of a sufficient magnitude to give immediate concerns in relation to the potential for any significant environmental impacts.

Although the SG will be used to provide greater detail on the content of LDP Policy: Rural Housing, it will not be used to determine whether or not the principle of development is acceptable; this is the responsibility of the LDP. The LDP has been the subject of a full SEA, ensuring that there is in-built mitigation to deal with any concerns in terms of environmental impacts associated with the principle of rural housing.

The SG will therefore not be responsible for any environmental impacts resulting from rural housing as it is a tool for providing greater explanation of one of the policies within the LDP.

## SEA SCREENING REPORT

**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 – Rural Housing

#### 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)

## SEA SCREENING REPORT

**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 – Rural Housing

#### RESPONSIBLE AUTHORITY

South Ayrshire Council

<b>1</b> <b>Responsible Authority and Consultation Authorities in agreement – PPS <u>is</u> likely to have significant environmental effects</b>	<input style="width: 100%; height: 20px;" type="text"/>
<b>Date of determination</b>	<input style="width: 100%; height: 20px;" type="text"/>
<b>2</b> <b>Responsible Authority and Consultation Authorities in agreement – PPS <u>is not</u> likely to have significant environmental effects</b>	<input style="width: 100%; height: 20px;" type="text"/>
<b>Date of determination</b>	<input style="width: 100%; height: 20px;" type="text"/>
<b>3</b> <b>Responsible Authority and Consultation Authorities cannot reach agreement – referred to the Scottish Ministers for their determination</b>	<input style="width: 100%; height: 20px;" type="text"/>
<b>Date referred to the Scottish Ministers</b>	<input style="width: 100%; height: 20px;" type="text"/>
<b>4</b> <b>Scottish Ministers' determination</b>	<input style="width: 100%; height: 20px;" type="text"/>
<b>Date of determination</b>	<input style="width: 100%; height: 20px;" type="text"/>
<b>5</b> <b>Publicity requirements met</b>	<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>
<b>6</b> <b>Signature</b>	<input style="width: 100%; height: 20px;" type="text"/>
<b>Date</b>	<input style="width: 100%; height: 20px;" type="text"/>

