

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 Planning Guidance: Open Space and Designing New Residential Developments

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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PART 6

Contact name	Kenny Campbell
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PART 7

Signature (electronic signature is acceptable)	Kenny Campbell
Date	03/12/2007

SEA SCREENING REPORT - KEY FACTS

Responsible Authority	South Ayrshire Council
Title of PPS	Supplementary Planning Guidance: Open Space and New Residential Developments
Purpose of PPS	To provide applicants with clear and concise guidance in respect of the types and quantity of open space to be provided as part of new residential developments. The SPG will look at a variety of issues including the design of open space, the role of SUDS within open spaces and the value that open space can add to residential developments. The SPG will also consider wider design considerations in creating acceptable residential areas.
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	The Council currently operates a supplementary planning policy which provides minimum standards for open space within new developments. It has become increasingly apparent that this guidance can be difficult to operate in practice, does not often achieve the required standards and is somewhat outdated.
Subject (e.g. transport)	Planning
Period covered by PPS	2008-2013
Frequency of updates	5 yearly
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	The SPG will be relevant to all land within South Ayrshire.
Summary of nature/ content of PPS	The SPG will consider public and private open space standards, open space within brownfield sites, SUDS and open space and the wider design considerations in creating new residential areas. It is the intention that the SPG will be used in the implementation of housing sites identified within the existing South Ayrshire Local Plan.
Are there any proposed PPS objectives?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Copy of objectives attached	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Date

03/12/07

SCREENING TEMPLATE - GUIDANCE NOTE 1

- 1 The Responsible Authority should present its determinations regarding whether there are any likely significant environmental effects (both positive and negative).
- 2 Criteria for determining the likely significant effects on the environment are provided in Schedule 2 of the Act.
- 3 You may find it helpful to present your assessment of significant environmental effects using Table 1 which is the format preferred by the Consultation Authorities. An example is given below of how the first two rows of this table may be completed. A blank version of the whole table is given overleaf.

TABLE 1 – EXAMPLE

<p>Criteria for determining the likely significance of effects on the environment</p> <p>(Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p>Likely to have significant environmental effect?</p>	<p>Summary of likely significant environmental effects (negative and positive)</p>
<p>(a) the degree to which the strategy, plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;</p>	<p>YES</p>	<p>The [<i>insert name of PPS</i>] sets the framework for future development consents and contains policies and proposals for the location, nature, size etc. of new development that is likely to have significant environmental effects.</p>
<p>(b) the degree to which the strategy, plan or programme influences other plans and programmes including those in a hierarchy;</p>	<p>YES</p>	<p>The [<i>insert name of plan</i>] will have a significant influence on other plans such as Subject Plans and Environmental Action Plans. Those influences are</p>

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Our determinations regarding the likely significance of effects on the environment of [insert PPS title] is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS		
Supplementary Planning Guidance: Open Space and Designing New Residential Developments		
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	Yes	The SPG will set the basis for open space requirements within new residential developments. It will provide guidance in terms of the design of open spaces, the types of open spaces required and the various issues which cut across the issue of open space. The aim is therefore to create open space of higher quality which have a clear role and function within the areas which they serve.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The SPG will supplement the policies of the South Ayrshire Local Plan
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The purpose of open space within residential developments is to provide attractive areas which the local community value and to provide areas for active recreation. There is no direct in terms of the promotion of sustainable development.

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	Yes	The Council currently operates an open space policy which is solely focussed on achieving a quantitative standard of open space. The new SPG will focus on a variety of issues with the aim of attempting to provide open spaces which have been carefully designed and which have a clear function.
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 SPG will supplement the policies of the local plan and will have no clear link to the implementation of community legislation on the environment.
2 (a) the probability, duration, frequency and reversibility of the effects	Yes	When the SPG is operational it will be designed to have a positive impact upon the environment in terms of producing quality open spaces which are well designed and central to the overall design principles of new residential developments. The SPG will therefore have long-term impacts upon residential settings of housing developments.
2 (b) the cumulative nature of the effects (See Chapter 12 of Tool Kit)	Yes	The SPG will be designed to result in the development of quality open spaces which are of value. The development of such spaces within new residential developments will therefore have a positive impact upon the environment.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	The SPG will have no impact upon other EU member states.
2 (d) the risks to human health or the environment (for example, due to accidents) (See Chapter 11 of Tool Kit)	Yes	The SPG will consider the introduction of the 'homezone' concept as pioneered in the Netherlands and referred to within PAN 76: New Residential Streets. Homezones have the aim of reducing speeds within residential areas through the introduction of shared surface areas. It is envisaged that elements of the SPG will have positive impacts upon human health.

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)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	Yes	The SPG will cover the whole of South Ayrshire.
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.	Yes	The SPG will be applicable throughout the whole of South Ayrshire and as such it is possible that the SPG will have an impact upon the areas identified. However the impact upon such areas will be a positive one.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	Yes	The SPG provides guidance in terms of open space within new residential developments. Therefore any open space as a result of the SPG will be accompanied by a residential development. It is more likely that the residential development will impact upon such areas. Any open space associated with the development is likely to add some environmental benefit to the scheme.

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A summary of our considerations of the significant environmental effects of Supplementary Planning Guidance: Open Space and Designing New Residential Developments is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

South Ayrshire Council's Supplementary Planning Guidance: Open Space and Designing New Residential Developments recognises that open space is a cross-cutting issue which impacts upon a number of different areas within planning. For example open space gives rise to design considerations and finding appropriate engineering solutions to the design and layout of open space. Safety and crime prevention are two issues which must be given careful consideration when deciding upon the most appropriate location for open space within new developments. The aim of the SPG is to take all of these issues into account in providing a comprehensive set of guidance notes.

The Ayrshire Joint Structure Plan has identified a considerable shortfall, in the medium term, of housing land supply within South Ayrshire. South Ayrshire Council must therefore identify and bring forward a number of new sites for residential development. The SPG has a crucial and integral role to play in developing new and identified sites by ensuring that they are well designed and contain areas of quality open space. It is therefore anticipated that the SPG will have a positive impact upon the environment as it aims to improve developments which will take place regardless of open space standards.

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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

RESPONSIBLE AUTHORITY

DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES

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)

RESPONSIBLE AUTHORITY

<p>1 Responsible Authority and Consultation Authorities in agreement – PPS <u>is</u> likely to have significant environmental effects</p>	<input style="width: 100%; height: 25px;" type="text"/>		
<p>Date of determination</p>	<input style="width: 100%; height: 25px;" type="text"/>		
<p>2 Responsible Authority and Consultation Authorities in agreement – PPS <u>is not</u> likely to have significant environmental effects</p>	<input style="width: 100%; height: 25px;" type="text"/>		
<p>Date of determination</p>	<input style="width: 100%; height: 25px;" type="text"/>		
<p>3 Responsible Authority and Consultation Authorities cannot reach agreement – referred to the Scottish Ministers for their determination</p>	<input style="width: 100%; height: 25px;" type="text"/>		
<p>Date referred to the Scottish Ministers</p>	<input style="width: 100%; height: 25px;" type="text"/>		
<p>4 Scottish Ministers' determination</p>	<input style="width: 100%; height: 25px;" type="text"/>		
<p>Date of determination</p>	<input style="width: 100%; height: 25px;" type="text"/>		
<p>5 Publicity requirements met</p>	<table style="width: 100%; border: none;"> <tr> <td style="border: 1px solid black; width: 50%; text-align: center; padding: 5px;">YES</td> <td style="border: 1px solid black; width: 50%; text-align: center; padding: 5px;">NO</td> </tr> </table>	YES	NO
YES	NO		
<p>6 Signature</p>	<input style="width: 100%; height: 25px;" type="text"/>		
<p>Date</p>	<input style="width: 100%; height: 25px;" type="text"/>		

Objectives of the SPG

- To ensure that a more holistic approach is taken to the provision and design of open space within new residential developments. It is therefore important to recognise that there are a number of different issues which cut across this issue in developing a set of guidelines.
- To produce developments which have quality areas of open space and with clear functions.
- To enhance street design by enshrining the principles of PAN76 within the SPG.
- To clarify the position of Sustainable Urban Drainage Systems in relation to open space.
- To provide qualitative standards for open space which have some value and which are based upon demonstrated need.
- To develop the principles of PAN65.
- To develop the principles of SPP11 where relevant.