



East Dunbartonshire Council

www.eastdunbarton.gov.uk

Date: 22nd October 2021
SEA Gateway
Scottish Government
Area 2 H (South)
Victoria Quay
Edinburgh
EH6 6QQ

PLACE, NEIGHBOURHOOD AND CORPORATE ASSETS
Land Planning and Development
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ
Telephone 0141 578 8600
Fax No: 0141 578 8575

Dear SEA Gateway and Consultation Authorities,

**SEA Screening Determination
Design and Placemaking Supplementary Guidance**

I refer to your letter dated 20th October 2021 outlining the responses from the Consultation Authorities to the Screening Report that was submitted on 28th September 2021 in relation to the proposed Design and Placemaking Supplementary Guidance.

The Consultation Authorities are in agreement with the Council that the Supplementary Guidance is unlikely to have any significant environmental effects. On 22nd October 2021 East Dunbartonshire Council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Supplementary Guidance is unlikely to have any significant environmental effects. Therefore, the Supplementary Guidance will not be subject to a full Strategic Environmental Assessment and an Environmental Report will not be prepared alongside the document.

In accordance with Section 10(1) of the Act, a copy of the screening determination along with the Screening Report and Consultation Authority responses will be made available on request as well as on the Council website at www.eastdunbarton.gov.uk/S-E-A. An advert will also be placed in the Kirkintilloch Herald and Milngavie and Bearsden Herald to publicise the screening determination.

If you have any further queries, please don't hesitate to contact Neil Samson (SEA Technical Officer) on 0141 578 8615.

Yours faithfully,

Neil Samson
Strategic Environmental Assessment Technical Officer

SCREENING REPORT

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

East Dunbartonshire Council

Title of the plan:

Design and Placemaking Supplementary Guidance

What prompted the plan:

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

The Planning Guidance will be developed to support the new Local Development Plan, which was adopted in February 2017.

Plan subject:

(e.g. transport)

Land use 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:

Neil Samson

Tel: 0141 578 8615

Email: Neil.Samson@eastdunbarton.gov.uk

Place, Neighbourhood & Corporate Assets Directorate
East Dunbartonshire Council
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

Date:

28th September 2021

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

Since the current Local Development Plan (LDP) was adopted in 2017, monitoring and user feedback has identified a number of issues that need to be addressed. Furthermore the Council has since approved and consulted on a replacement Local Development Plan 2 (LDP2), which the updated guidance will have to align with. In addition, there have been a number of key changes at the national level relating to the Planning (Scotland) Act 2019 (emerging themes relating to design and placemaking) that the Council must address. This Supplementary Guidance (SG) will sit alongside the Council's proposed LDP2 and will provide detailed requirements and statutory guidance to support the design and placemaking principles set out within proposed Policies 10 and 24 (detailed below).

Description of the Plan:

To support the principles set out in Policy 10 of the LDP 2: Design and Placemaking by promoting the creation of high quality buildings and places. It sets out East Dunbartonshire Council's expectations for the design of new development proposals and explains the role of good design in creating successful places. Note that the SG will form statutory guidance in support of the LDP and proposed LDP2. This means that the guidance will form part of the development plan and has that status for decision making.

The guidance may influence future Local Place Plans, which will be led and developed by local communities with support from the Council. However, the development of these Plans has not yet commenced. Each of these plans will be subject to separate SEA consideration.

What are the key components of the plan?

At this early stage, the components for the proposed SG are the following draft key objectives:

1. Reduce health inequalities and promote good health and wellbeing
2. Mitigate and adapt to climate change
3. Create safe and pleasant neighbourhoods
4. Enhance educational attainment
5. Improve workplace productivity
6. Increase property values
7. Establish longer term value by ensuring new developments are built to last and can adapt to changing circumstances

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

The intended outcomes of the proposed SG will be directly related to the proposed LDP2 (Policy 10: Design and Placemaking) and linked with Policy 24: Developer Contributions, which have been subject to the full SEA process.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

At this stage, the components known are the proposed key objectives. The proposed key objectives are likely to require screening at this stage as they will be the strategic direction for the proposed SG. The proposed draft objectives are stated above.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

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		
Key Objective 1 Reduce health inequalities and promote good health and wellbeing	✓	✓	✗	✗	✓	✗	✗	✗	✓	✗	<p>The proposed SG is likely to provide benefits to the environment in relation to all environmental topics to some extent. However, the SG will not set a framework for development. Instead it will essentially be a procedural document to aid decision makers to implement the set policy framework of the proposed LDP2 in order to support and integrate design and placemaking principles.</p> <p>The SG for Design and Placemaking will be directed by the proposed LPD2 through Policy 10 – Design and Placemaking, which has been subject to a full SEA process. All development applications will also need to adhere to the full policy framework and land allocations (and related assessments) within the development plan and SEA processes.</p> <p>The proposed SG will also be in line with or developed to align with the policy and strategic framework provided by the Councils Sustainability and Climate Change Framework, emerging Climate Action Plan, Open Space Strategy and emerging Greenspace Strategy, which have each been subject to a full and integrated SEA.</p>	
Key Objective 2 Mitigate and adapt to climate change	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Key Objective 3 Create safe and pleasant neighbourhoods	✓	✓	✗	✗	✗	✗	✓	✗	✓	✗		
Key Objective 4 Enhance educational attainment	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗		
Key Objective 5 Improve workplace productivity	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗		
Key Objective 6 Increase property values	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗		
Key Objective 7 Establish longer term value by ensuring new developments are built to last and can adapt to changing circumstances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		

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 proposed SG is likely to provide benefits to the environment in relation to **all environmental topics** to some extent. However, the SG will not set a framework for development. Instead it will essentially be a procedural document to aid decision makers to implement the set policy framework of the proposed LDP2 in order to support and integrate design and placemaking principles.

The SG will be directed by and influenced by the full policy framework and corresponding assessments through the LDP2 and SEA. It will also align with wider Council policy and strategic documents, which have all been subject to full SEA.

Whilst it is anticipated that the SG will have a positive impact, to an extent, the overall environmental impacts of the SG itself are unlikely to be significant. Therefore, it has been determined that, under Section 5(3) of the Environmental Assessment (Scotland) Act 2005, a full SEA is not required.

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.



T: 0131-244 0078.
E: SEA.Gateway@gov.scot

Neil Samson,
SEA Technical Officer,
Sustainability Policy Team,
East Dunbartonshire Council,
Broomhill Depot,
Kilsyth Road,
Kirkintilloch,
G66 1TF

**01671 - Screening - East Dunbartonshire Council - Design and Placemaking
Supplementary Guidance**

20th October 2021

Dear Neil,

With reference to the Screening document you submitted on 28th September 2021.

The Consultation Authorities have now considered your screening request as per **Section 9(3)** of the **Environmental Assessment (Scotland) Act 2005**. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions.

Please note, these are the views and opinions of the Consultation Authorities on the likelihood of significant environmental effects arising from the plan or programme and not a judgement on whether an SEA is required. It is therefore for the Responsible Authority to determine whether an SEA is required in the circumstances. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

As the Consultation Authorities have now notified you of their views, you should now refer to the 2005 Act to consider your next step. You should of course take into account the advice offered by the Consultation Authorities.

You should note, as per Section 10 of the 2005 Act, that within 28 days of your determination about whether an SEA is required or not, a copy of the determination and any related statement of reasons must be passed to the Consultation Authorities. This may be done via the SEA Gateway.

If you have any queries or would like me to clarify any points, please call me on 0131 244 0078.

Kind regards,

Clare Donnelly
SEA Gateway Administrator



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email to: sea_gateway@gov.scot

Neil Samson
Sustainability Policy Team
East Dunbartonshire Council
Place, Neighbourhood and Corporate Assets
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
Switchboard: 0131 668 8600
HMConsultations@hes.scot

Our case ID: 300020233
Your ref: 01671
06 October 2021

Dear Neil Samson

[Environmental Assessment \(Scotland\) Act 2005
Screening - East Dunbartonshire Council - Design and Placemaking Supplementary
Guidance](#)

Screening Report

Thank you for your consultation which we received on 28 September 2021 about the above screening report. We have reviewed this report in our role as a Consultation Authority under the above Act, in accordance with the requirements of Section 9(3). In doing so we have used the criteria set out in Schedule 2 for determining the likely significance of the effects on the environment.

Historic Environment Scotland's view

In light of the information and reasoning set out within the screening report, we **agree** with your view that there are **unlikely to be significant environmental effects for the historic environment**.

Historic Environment Scotland's comments

It is our understanding the Design and Placemaking Supplementary Guidance will offer further detail and advice to support Local Development Plan 2 (LDP2) policies such as Policy 10 – Design and Placemaking and Policy 24 – Developer Contributions. We note that you consider, as these policies have been assessed through the SEA of the LDP2, significant effects on the historic environment as a result of the guidance are unlikely and we are content to agree with this view.

Next steps

The Environmental Assessment (Scotland) Act 2005 requires you as the Responsible Authority to determine whether an environmental assessment is required. You must then notify the Consultation Authorities within 28 days of making this determination. This may be done via the SEA Gateway (sea_gateway@gov.scot).

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

We hope our advice is helpful to you in making this determination. Please feel welcome to contact us if you have any questions about this response. The officer managing this case is Andrew Stevenson who can be contacted by phone on 0131 668 8960 or by email on andrew.stevenson2@hes.scot.

Yours sincerely

Historic Environment Scotland

Neil Samson
Place, Neighbourhood & Corporate Assets Directorate
East Dunbartonshire Council
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

19 October 2021
Our ref: CEA164608

Sent by email via: sea.gateway@gov.scot

Dear Neil

**ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005: DESIGN AND PLACEMAKING
SUPPLEMENTARY GUIDANCE – EAST DUNBARTONSHIRE COUNCIL - SCREENING REPORT**

Thank you for consulting us on the above screening report submitted on 28 September 2021 via the Scottish Government SEA Gateway. We have considered your screening report using the criteria set out in Schedule 2 of the Environmental Assessment (Scotland) Act 2005 for determining the likely significance of effects on the environment.

We understand that the Supplementary Guidance will set out detailed guidance in support of Local Development Plan 2 (LDP2) policies, primarily Policy 10: Design and Placemaking, as well as Policy 24: Developer Contributions. The Supplementary Guidance itself does not make provision for development over and above that already subject to SEA through the LDP2 assessment process. We therefore agree that in terms of our remit, the Supplementary Guidance is not likely to have significant environmental effects.

Please note that this consultation response provides a view solely on the potential for the plan or programme to have significant environmental effects. We cannot comment on whether or not the plan or programme meets other criteria determining the need for SEA as set out in the Act. Should you wish to discuss this screening determination, please do not hesitate to contact me on 0131 314 6751, or via NatureScot's SEA Gateway at sea.gateway@nature.scot.

Yours sincerely,

Alison Shand
Planning Adviser
Supporting Good Development Team

Environmental Assessment (Scotland) Act 2005

01671 Design and Placemaking Supplementary Guidance - East Dunbartonshire Council

Screening report

Thank you for consulting SEPA on this Screening Report by way of your email of 28 September 2021. In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005 we have reviewed the screening report using the criteria set out in Schedule 2 of the Act. In regard to our main areas of interest (air, water, soil, human health, material assets and climatic factors) **we agree with the conclusions of the screening report** that the proposed PPS is **unlikely to have** significant environmental effects and will not set a framework for development.

Although we are of the view that significant environmental effects are unlikely, it is for the Responsible Authority to make a formal determination taking into account the consultation responses received.

If you would like to discuss this consultation response please do not hesitate to contact me by email or via our SEA Gateway at sea.gateway@sepa.org.uk.

Yours sincerely

Nicki Dunn

Cc:

sea_gateway@nature.scot

sea.gateway@hes.scot

sea.gateway@sepa.org.uk

Nicki Dunn

Senior Planning Officer

Scottish Environment Protection Agency | Law House | West of Scotland Science Park | Glasgow |

G20 0XA

e: planning.sw@sepa.org.uk