



East Dunbartonshire Council

www.eastdunbarton.gov.uk

Date: 15th December 2025
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

**SEA Screening Determination
Contaminated Land Inspection Strategy 2025**

Dear SEA Gateway and Consultation Authorities,

I refer to your email dated 9th of December 2025 outlining the responses from the Consultation Authorities to the Screening Report that was submitted on 11th November 2025 in relation to the proposed **Contaminated Land Inspection Strategy 2025**.

The Consultation Authorities are in agreement with the Council that the Strategy is unlikely to have any significant environmental effects. On 15th December 2025 East Dunbartonshire Council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Strategy is unlikely to have any significant environmental effects. Therefore, the Strategy 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 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 [Strategic Environmental Assessment - East Dunbartonshire Council](#). 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 Emily Boucher (Climate Change Policy and SEA Officer) via email on Emily.Boucher@eastdunbarton.gov.uk.

Yours faithfully,

Emily Boucher
Climate Change Policy and Strategic Environmental Assessment Officer

SCREENING REPORT

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

East Dunbartonshire Council

Title of the plan:

Contaminated Land Inspection Strategy 2025 (CLIS)

What prompted the plan:

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

The strategy has been produced to comply with the requirements of Part IIA of the Environmental Protection Act 1990. A glossary of terms used in this document can be found in Appendix 1.

Under Part IIA of the Environmental Protection Act 1990 Local Authorities have a duty to inspect their areas for the purpose of identifying contaminated land (as defined by Part IIA) and where necessary remediate that land.

Plan subject:

(e.g. transport)

Land Use – Contaminated Land; Public Health

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:

Emily Boucher
Climate Change Policy and Strategic Environmental Assessment Officer
Sustainability Policy Team
Place, Neighbourhood and Corporate Assets
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

Date:

11 November 2025

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

The purpose of the Contaminated Land Inspection Strategy (CLIS) is to set out how the Council intends to identify contaminated land within the local area and to remove the potential for significant harm to occur within the local environment in the context of Part IIA of the Environmental Protection Act 1990.

It will act as the local guidance document for managing contaminated land in East Dunbartonshire taking into account the regulations and procedures outlined in the Environmental Protection Act 1990 (Part IIA), Contaminated Land (Scotland) Regulations 2005, Environmental Liability (Scotland) Regulations 2009, Radioactive Contaminated Land (Scotland) Amendment Regulations 2009 and the Scottish Government's Contaminated Land – Statutory Guidance (Edition 2), where applicable.

The CLIS will identify all contaminated land within East Dunbartonshire, prioritising and inspecting land where ad hoc land investigation work confirms that the definition of contaminated land is most likely to apply. This will help to reinforce the need to ensure that redevelopment of contaminated sites in East Dunbartonshire is in line with the local and national planning policies and strengthens existing practices that are guided by the Environmental Protection Act 1990 Part IIA and related Statutory Guidance.

It is expected that such works will be carried out by the Environmental Protection Officer within the Council as part of a walkabout survey of the land. This will be in line with the methodology and best-practice procedures outlined within the Strategy for the inspection of potentially contaminated land. This will adhere to the requirements in legislation. It should be noted that the Council uses Geographic Information Systems (GIS) to identify suspected contaminated land, based on historical land uses, in order to prioritise surveys.

Description of the Plan:

The Contaminated Land Inspection Strategy 2025 (CLIS) will introduce an up-to-date strategy to assess potential and actual contaminated land sites primarily associated with planned development, as well as provide an updated strategy which reflects current regulatory and public health priorities. This will help to reinforce the need to ensure that redevelopment of contaminated sites in East Dunbartonshire is in line with the local and national planning policies and strengthen existing practices that are guided by the Environmental Protection Act 1990 Part IIA and related Statutory Guidance.

Whilst it is intended that the Strategy will be updated every 5 years, the action programme that will form part of the Strategy will not be time bound but laid out in phases in order of priority for dealing with contaminated land.

What are the key components of the plan?

The key components of the Strategy are intended to be:

To introduce an up-to-date strategy to assess potential and actual contaminated land sites primarily associated with planned development.

Objectives

| | |
|--|--|
| | <p>At this stage, the components of the plan known are the objectives, including the following:</p> <ul style="list-style-type: none"> • Meet the requirements of the Environmental Protection Act 1990, the Scottish Executive Circular 01/2000 and relevant statutory guidance to produce a written strategy detailing its approach to identification of contaminated land. • Detail the strategic approach to be followed for the inspection of land. • Make information freely available to all relevant departments and sections within the Council, to ensure that contaminated land is considered where appropriate in policy making and in economic development. • Gather necessary information required by SEPA for its report on contaminated land. • Make available to any interested parties information relating to the Council's strategy on contaminated land. • Provide a mechanism whereby the council's strategy is reviewed on a regular basis. |
| <p>Have any of the components of the plan been considered in previous SEA work?</p> | <p>No - this is a new PPS to replace the previous Contaminated Land Inspection Strategy (2016), which was determined by Screening that it was not likely to result in significant environmental effects. Thus, a full SEA report was not required.</p> |
| <p>In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:</p> | <p>At this stage in development of the Strategy, very few details for each of the main components are known. However, a set of draft objectives has been provided which are considered to the components of the Strategy that are likely to require Screening at this stage.</p> <p>It is intended that these objectives will be assessed as a package as part of this Screening Report as each objective covers a similar topic area and the achievement of each objective is dependent on a commitment to the others within the Strategy.</p> |

**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 | | |
| Objectives | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | ✓ | ✗ | ✗ | ✗ | <p>The anticipated impacts from the proposed Strategy and their potential significance are outlined below.</p> <p>Although the primary role of the Strategy will ensure greater management of contaminated land and reinforce existing procedures in terms of land use and development of contaminated sites with a range of potential benefits, as previously described, the overall effects are unlikely to be significant. In addition, as the Strategy intends to set no timescales or physical approach to remediating contaminated land beyond existing Scottish Government guidelines and without a defined action programme, it is unlikely that the scope of the Strategy will be significant enough to require a full environmental assessment.</p> <p>Biodiversity, Flora and Fauna – There is a potential that with an increased knowledge of the health and biodiversity value of land in East Dunbartonshire, along with the proper intervention of contamination through the Strategy (especially for heavy metal or hydrocarbons) can have a limited impact on the range of habitats and species in the area.</p> <p>Population and Human Health – Having contamination information freely available to relevant departments within the Council to ensure contaminated land is considered in policy making can benefit the overall wellbeing of populations around East Dunbartonshire. With the wide-reaching knowledge of contaminated land, interventions can be taken to reduce any negative impacts to health and wellbeing. Meeting the Strategy objectives will be beneficial to communities by focusing on both rural and urban land requirement upgrades and appropriate management, guide future development and planning processes and ultimately consider the need for improvements to soil and land assets to meet national requirements.</p> | |

Soil – Ensuring that redevelopment of contaminated sites is in line with local and national planning policies will promote appropriate management, protection and remediation of soils in the local area.

Water – Disturbance to contaminated sites can have a secondary impact in terms of moving the presence of fine particle contaminated materials into our local waterways. The Strategy has the potential to reduce this risk as a result of contaminated land management.

Air – Similar to water, disturbance to contaminated sites can have a secondary impact in terms of moving the presence of fine particle contaminated materials into the atmosphere. The Strategy has the potential to reduce this risk as a result of contaminated land management.

Climatic Factors – Limited impacts specific to this area as the Strategy is mainly focused on the natural environment (soil, water, biodiversity, air, etc.). However, remediating contaminated land can make local habitats healthier and increase the ability to be more resilient to the impacts of climate change or potential carbon storage and sequestration.

Material Assets – Meeting the objectives of the Strategy, particularly making contaminated land information more freely available, will ensure that all parts of the Council (including material assets) consider contamination when making any sort of upgrades or new developments.

Cultural Heritage – No impacts have been identified in relation to cultural heritage through the development and implementation of this Strategy.

Landscape – This Strategy will help inform future land use practices in relation to specific sites and for the management of potential contamination, which can alter the surrounding landscape. However, this Strategy is only focused on guiding the identification and management of contaminated land. Any development proposals will have their impacts separately assessed through the LDP and planning process. Similar to soil, ensuring that redevelopment of contaminated sites is in line with local and national planning policies will promote appropriate management of land in the local area.

| | | |
|--|--|--|
| | | Inter-relationships issues – The Strategy is unlikely to have significant effect on the other individual factors or cumulative impacts related to multiple factors. |
|--|--|--|

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.)

After reviewing the purpose of the Contaminated Land Inspection Strategy (CLIS) and the proposed draft objectives along with discussions with the Council's Environmental Protection Officer, it has been established that the intention of the Strategy is to provide local level guidance in response to the Environmental Protection Act 1990 Part IIA, similar to the 2016 version of the CLIS, in order to identify and manage contaminated land within East Dunbartonshire.

Due to this Strategy being more of a guidance and procedural PPS in relation to contaminated land and not setting a framework for specific projects/developments, it is not likely that there will be any significant environmental impacts from its implementation. Any potential future development projects relating to contaminated land will have potential impacts reviewed separately through the LDP and planning process.

Furthermore, although the proposed draft objectives for the Strategy identified minor positive impacts for Biodiversity, Population and Human Health, Soil, Water, Air and Material Assets, the scope of the Strategy was not deemed to be significant. Therefore, it has been determined that, under Section 5(3) of the Environmental Assessment (Scotland) Act 2005, a full SEA is unlikely to be 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.



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email to: sea_gateway@gov.scot

Emily Boucher
Climate Change Policy & SEA Officer
SEA Gateway
East Dunbartonshire Council

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131 668 8716
HMConsultations@hes.scot

Our case ID: 300083667
Your ref: 01966

09 December 2025

Dear Emily Boucher

Environmental Assessment (Scotland) Act 2005
East Dunbartonshire Council - Contaminated Land Inspection Strategy
SEA Screening Report

Thank you for consulting us on this screening report for the Contaminated Land Inspection Strategy, which we received on 11 November 2025. We have reviewed this report in our role as a Consultation Authority under the above Act. This is in accordance with the requirements of Section 9(3). To do this we have used the criteria set out in Schedule 2 for determining the likely significance of the effects on the environment.

Our view

The screening report states that there are **unlikely** to be significant environmental effects for the historic environment. We **agree** with this assessment.

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. You can do this via the SEA Gateway (sea_gateway@gov.scot).

We hope this advice helps to you to make this decision. Please do contact us if you have any questions about our response. The officer managing this case is Cailee Mellen. You can contact them by phone on 0131 651 6807 or by email at cailee.mellen@hes.scot.

Yours sincerely

Historic Environment Scotland

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH
Scottish Charity No. **SC045925**
VAT No. **GB 221 8680 15**

Emily Boucher

From: informed@planning.nature.scot
Sent: 18 November 2025 09:43
To: SEA_Gateway@gov.scot
Cc: Jimmy.Hyslop@nature.scot; sea.gateway@hes.scot; sea_gateway@nature.scot; sea.gateway@sepa.org.uk
Subject: 01966 - Screening - East Dunbartonshire Council - Contaminated Land Inspection Strategy

Emily Boucher

Climate Change Policy and Strategic Environmental Assessment Officer

Sustainability Policy Team

Place, Neighbourhood and Corporate Assets

Southbank House

Strathkelvin Place

Kirkintilloch

G66 1XQ

18 November 2025

Our ref: CEA182459

Your ref: 01966

Dear Emily,

Environmental Assessment (Scotland) Act 2005: Contaminated Land Inspection Strategy Screening Determination

Thank you for your screening report submitted on 11 November 2025 via the Scottish Government SEA Gateway in respect of the above plan. NatureScot has considered your screening report using the criteria

set out in Schedule 2 of the 2005 Act. In terms of our interests, we agree that the above Plan is unlikely 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 any of the comments detailed in this response, please do not hesitate to contact me at Jimmy.hyslop@nature.scot .

Yours sincerely,

Jimmy Hyslop

Operations Officer - West Central Scotland, Central Scotland Projects and Partnerships



[NatureScot is the operating name of Scottish Natural Heritage](#)

From: Sea Gateway <sea.gateway@sepa.org.uk>
Sent: 21 November 2025 11:04
To: SEA gateway
Cc: Emily Boucher
Subject: PCS-20007250 SEPA Response to SEA01966

To Whom It May Concern,

**Environmental Assessment (Scotland) Act 2005
SEA01966 East Dunbartonshire Council-Contaminated Land Inspection Strategy 2025
(CLIS), Screening report**

Thank you for consulting SEPA on this Screening Report by way of your email of 12th November 2025.

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.

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.

I trust these comments are of assistance - please do not hesitate to contact me if you require any further information.

Kind regards,
Lorna MacLean
Principal Policy Officer



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Dh'fhaodadh gum bi am fiosrachadh sa phost-d seo agus ceanglachan sam bith a tha na chois dìomhair, agus cha bu chòir am fiosrachadh a bhith air a chleachdadh le neach sam bith ach an luchd-faighinn a bha còir am fiosrachadh

fhaighinn. Chan fhaod neach sam bith eile cothrom fhaighinn air an fhiosrachadh a tha sa phost-d no a tha an cois a' phuist-d, chan fhaod iad lethbhreac a dhèanamh dheth no a chleachdadh arithist. Mura h-ann dhuibhse a tha am post-d seo, feuch gun inns sibh dhuinn sa bhad le bhith cur post-d gu postmaster@sepa.org.uk. Togalach Aonghais Mhic a' Ghobhainn, 6 Craobhraid Parklands, Eurocentral, Baile a' Chuilinn, Siorrachd Lannraig a Tuath, ML1 4WQ. Faodar conaltradh còmhla ri SEPA a sgrùdadh no a chlàradh no a sgaoileadh gus obrachadh èifeachdach an t-siostaim a ghlèidheadh agus airson adhbharan laghail eile.