

STRATEGIC ENVIRONMENTAL ASSESSMENT
SCREENING REPORT

Design and Placemaking
Supplementary Guidance



sustainable thriving achieving

East Dunbartonshire Council

www.eastdunbarton.gov.uk

SEA Screening Report: PART 1

To: SEA.gateway@scotland.gsi.gov.uk

Or

SEA Gateway
Scottish Government
Area 2-J (South)
Victoria Quay
Edinburgh
EH6 6QQ

SEA Screening Report: PART 2

A SEA Screening Report is attached for:

Design and Placemaking Supplementary Guidance

The Responsible Authority is:

East Dunbartonshire Council

Complete PART 3 or 4 where appropriate

SEA Screening Report: PART 3

Screening is required because the PPS falls under Section 5(3)(c) or Section 8(1) of the Environmental Assessment (Scotland) Act 2005. Our view is that: -

(Tick (✓) the appropriate section)

An SEA is required because the PPS is likely to have significant environmental effects

An SEA is not required because the PPS is unlikely to have any significant environmental effects



SEA Screening Report: 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.

SEA Screening Report: PART 5

Contact Details

Contact Name

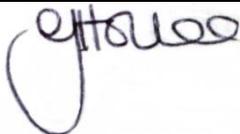
Lauren Hollas

Job Title

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Signature (electronic signature is acceptable)	
Date	4 th September 2015

SEA Screening Report: PART 6	
Screening Report – Key Facts	
Responsible Authority	East Dunbartonshire Council
Title of PPS	Design and Placemaking Supplementary Guidance
Purpose of PPS	<p>The purpose of this guidance is to:</p> <ul style="list-style-type: none"> • Expand upon Policy 2: <i>Design and Placemaking</i> within the LDP; • Provide more detail for applicants, development management colleagues and any other interested parties or stakeholders on design and placemaking requirements. <p>The SG will help to streamline the current suite of Planning Guidance Notes, and will supersede a number of existing guidance notes once adopted.</p>
What prompted the PPS (e.g. legislative, regulatory or administrative provision)	Legislative provision – National Planning Framework 3 and Scottish Planning Policy
Subject (e.g. transport)	Land Planning Policy – Design and Placemaking
Period covered by PPS	2016 – 2021
Frequency of updates	Supplementary Guidance will be reviewed in 2021 for updates
Area covered by PPS	East Dunbartonshire wide (map attached in Part 8)
Summary of nature/ Content of the PPS	<p>It is intended that this Supplementary Guidance will be accepted by all potential users and meet the requirements set out in national planning policy documents such as Scottish Planning Policy, Creating Places and Designing Streets. This will allow the Local Development Plan to focus on the vision, spatial strategy, overarching and other key policies and proposals relating to each of the four separate community areas in East Dunbartonshire. The guidance will form part of the development plan, and have that status for decision making.</p> <p>This Supplementary Guidance will also be an essential tool in terms</p>

	of clearly setting out the standards of design and placemaking expected by the Council. The proper use and implementation of this guidance will ultimately help to create a higher quality built environment that improves the quality of life within East Dunbartonshire for everyone.			
Are there any proposed PPS objectives?	Yes		No	
Copy of objectives attached	Yes		No	
Date	4 th September 2015			

SEA Screening Report: PART 7	
Considering the Likely Significance of Effects on the Environment	
Title of PPS	Design and Placemaking Supplementary Guidance
Responsible Authority	East Dunbartonshire Council
Our determination regarding the likely significance of effects on the environment of the Design and Placemaking Supplementary Guidance is set out in the table below.	

Criteria for determining the likely significance of effects on the environment (paragraph numbers refer to Schedule 2 of the Act)	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 Design and Placemaking Supplementary Guidance (SG) will support East Dunbartonshire's Local Development Plan (LDP) Policy 2: <i>Design and Placemaking</i> , which has been subject to a full SEA, expanding on the Policy to provide more detail for interested parties on design and placemaking requirements for developments. The LDP sets the framework for projects whereas the SG will only play a supportive role.
1(b) The degree to which the PPS influences other PPS including those in a hierarchy.	No	The SG will not influence other PPS in its hierarchy, although it will incorporate the requirements of other related planning policy documents such as Scottish Planning Policy, Creating Places and Designing

		Streets. It is also stated within the LDP that the Design and Placemaking SG will also be linked to and reflect the requirements of the Green Infrastructure and Green Network SG.
1(c) The relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development.	Yes	Policy 2 in the LDP, which will be supported by the Design and Placemaking SG, sets out a vision for sustainable development and the incorporation of high environmental and design standards particularly for the built environment, stating that developments which 'are likely to have a significant impact on the environment may need to be accompanied by a design tool, such as a Design Framework, Development Brief, Master Plan, Design Guide or Design Statement'. The SG will give guidance as to how design and placemaking can benefit the local community and is likely to present significant positive environmental effects whilst contributing towards promoting sustainable development in East Dunbartonshire by limiting any negative impacts associated with development standards on our local environment, economy and communities.
1(d) Environmental problems relevant to the PPS.	No	It is anticipated that there are no environmental problems relevant to the SG.
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	It is unlikely that the SG will be relevant for the implementation of community legislation on the environment.
2(a) The probability, duration, frequency and reversibility of the effects.	No	It is unlikely that the SG will have any significant effects on the environment. Therefore, this criteria is not relevant to the SG.
2(b) The cumulative nature of the effects.		
2(c) Transboundary nature of the effects (i.e. environmental effects on other EU Member States).	No	It is anticipated that there will not be any transboundary effects to neighbouring authority areas or other EU Member States.

2(d) The risks to human health or the environment (for example, due to accidents).	No	As a guidance document, it is unlikely that the risks to human health or the environment will be increased as a result of the SG.
2(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	No	The SG will give support to the LDP and guidance for interested parties in terms of design and placemaking principles to incorporate into developments to take into account across the whole of the East Dunbartonshire Council area. However, the magnitude of the effects is not relevant to the SG.
2(f) The value and vulnerability of the area likely to be affected due to- <ul style="list-style-type: none"> i. Special natural characteristics or cultural heritage; ii. Exceeded environmental quality standards or limit values; or, iii. Intensive land use. 	No	<p>There are a range of natural and historical sites with recognised designations for their value in East Dunbartonshire including Conservation Areas, Listed Buildings, Gardens and Designed Landscapes, and Townscape Protection Areas. In addition, there are a number of recognised national and international protected sites such as the Campsie Fells which is a Local Landscape Area, the Antonine Wall World Heritage Site, the Forth and Clyde Canal Scheduled Monument and natural designations such as SSSI.</p> <p>Although the SG will provide guidance for developments, which have the potential to be located within or near to sensitive or protected areas, the Local Development Plan contains policies which apply appropriate safeguards to such areas and these policies have been subject to environmental assessment. It is not considered that the Design & Placemaking SG would be likely to introduce any significant environmental effects additional to those which would be considered through the assessed LDP policies. In addition, other guidance such as the Town and Country Planning (Development Management Procedure) (Scotland) Regulation 2013 exists which provides protection</p>
2(g) The effects on areas or landscapes which have a recognised national, Community or international protection status.		

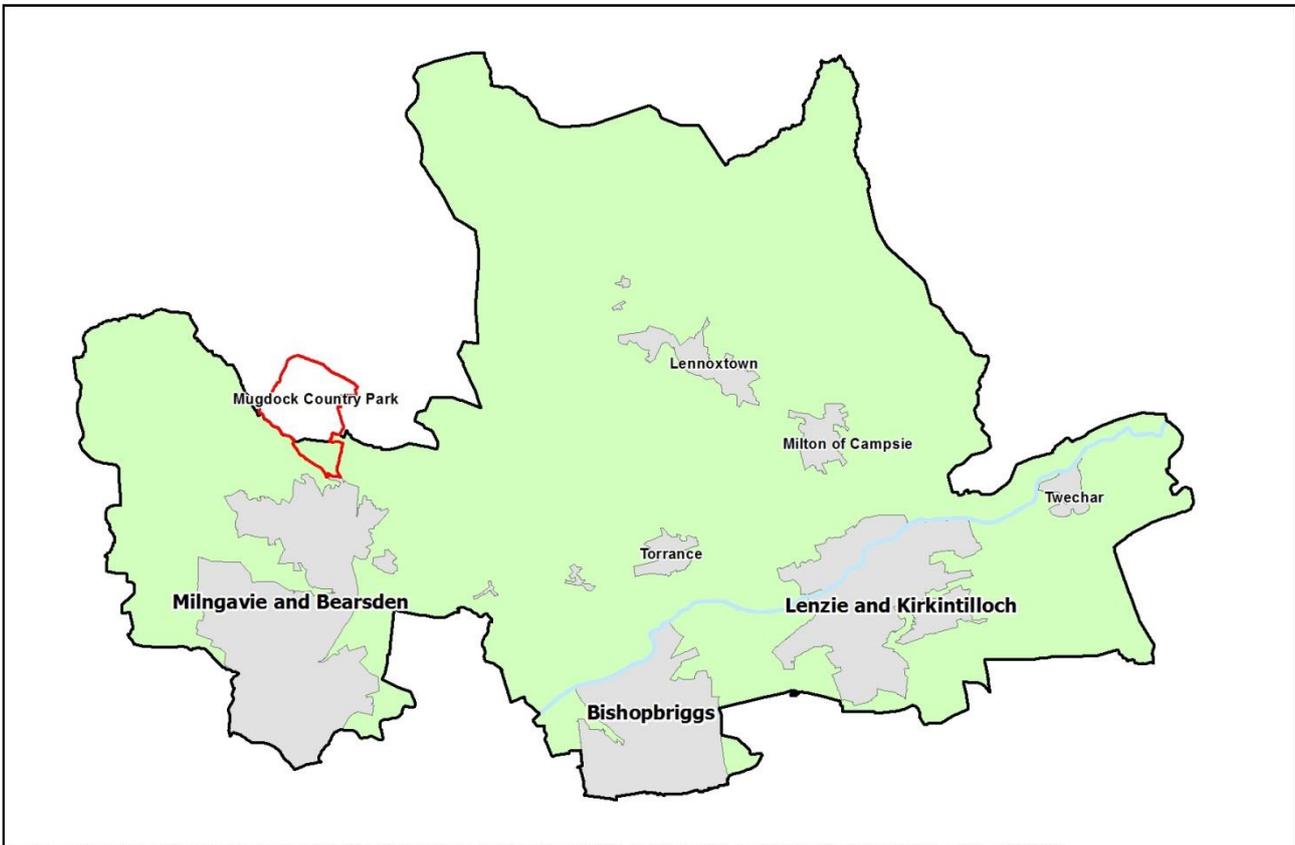
		<p>for sensitive sites.</p> <p>However, the SG should consider vulnerable and protected sites in East Dunbartonshire to ensure that the guidelines are sensitive to such sites and take into account design principles that maintain the sites' values.</p> <p>It is anticipated that the SG will not exceed environmental quality standards or limit values, or result in intensive land use.</p>
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SEA Screening Report: PART 8

Summary of the PPS & Proposed PPS Objectives

Key outcomes of the Design and Placemaking Supplementary Guidance are:

- To provide a framework for any design briefs or masterplans produced;
- To complete the guidance by December 2016 to accompany the adopted Local Development Plan; and
- The use and application of the guidance by applicants.



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