



Renfrewshire
Council

**Strategic Environmental Assessment
Screening Report and Determination**

**Erskine Riverfront Transition Area Development Guide
April 2015**

Contents of Screening Determination

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Record of Determination and Publicity Requirements

Title of plan, Programme or strategy

Erskine Riverfront Transition Area Development Guide

Responsible Authority

Renfrewshire Council

Record of Determination

In accordance with section 9(1) of the 2005 Act Renfrewshire Council submitted for consultation a screening report summarising its views as to whether the Erskine Riverfront Transition Area Development Guide will have significant environmental effects. In formally determining whether an SEA is required, the Council has taken into account the views of the Consultation Authorities. Renfrewshire Council and the Consultation Authorities are in agreement that the Erskine Riverfront Transition Area Development Guide is unlikely to have significant environmental effects.

Formal Determination	Statement of Reason
1st April 2015	The Development Guide does not introduce any new or amended policy content on uses/ development, it simply sets out how potential uses could be compatible with the surrounding area and it is therefore considered that this PPS is unlikely to have significant environmental effects and accordingly does not require an SEA.

Publicity requirements for the determination

In accordance with section 10(1) of the 2005 Act, within 28 days of the determination having been made, the Council will send a copy of the formal determination and related statement of reasons (prepared in accordance with section 8(2)(b)) to the Consultation Authorities.

In accordance with section 10(2) of the 2005 Act, within 14 days of the determination having been made, the Council will make available to the public a copy of the determination and related documents (this must include; a copy publicly available at the principal office, a copy displayed on the Council's website and a notice secured in at least one newspaper circulated in the area relating to the PPS).

Signature: Judith Chalmers

Date: 1st April 2015

SEA SCREENING REPORT (COVER NOTE)

PART 1

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

or

SEA Gateway Team
Area 2 H (South)
Victoria Quay
Edinburgh EH6 6QQ

PART 2

A SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Erskine Riverfront Transition Area Development Guide

The Responsible Authority is:

Renfrewshire 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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.....
.....

SEA SCREENING REPORT (COVER NOTE)

PART 6

Contact name

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Job Title

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PART 7

Signature

(electronic
signature
is acceptable)



Date

12/2/15

SEA SCREENING REPORT - KEY FACTS

Responsible Authority	Renfrewshire Council
Title of PPS	Erskine Riverfront Transition Area Development Guide
Purpose of PPS	To present the detail set out in the Adopted Renfrewshire LDP in a plan form of the site showing the number of different potential land use options that could be located on the site.
What prompted the PPS	The Erskine Riverfront Transition Area is covered by Policy E3 within the Adopted Renfrewshire Local Development Plan and is identified as an area which could accommodate a range of uses. To try and facilitate development of this vacant site.
Subject	Planning
Period covered by PPS	2015 onwards
Frequency of updates	Reviewed as part of the Local Development Plan process
Area covered by PPS	The development guide covers a small area of land in Erskine on the riverfront as illustrated on the attached map within the Guide.
Summary of nature/ content of PPS	The purpose of the Erskine Riverfront Transition Area Development Guide is primarily a marketing Brief to provide a promotional document to investors and developers who are interested in developing in Renfrewshire. It sets out a number of potential land use options for the area on a plan. All of the options are detailed in the Adopted LDP, there is no new proposal or information in the development guide, it is simply uses illustrated on a plan. The Guide aims to illustrate the opportunities to transform Erskine Riverfront, facilitating the delivery of a range of uses, along with protecting and enhancing the environment on and around the site. It aims to augment the relationship with Erskine town centre and the rest of the settlement. The Development Guide sits under the hierarchy of the Glasgow and the Clyde Valley SDP, the Adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance and does not seek to change, add or amend policies contained within these plans all of which have been subject to SEA and found acceptable by the Consultation Authorities.
Copy of PPS attached	Yes
Date	12/2/15

SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of Erskine Riverfront Transition Area Development Guide is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS		
Erskine Riverfront Transition Area Development Guide		
RESPONSIBLE AUTHORITY		
Renfrewshire Council		
Criteria for determining the likely significance of effects on the environment	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 Development Guide is a marketing document it does not seek to change or add to policy E3 of the Renfrewshire LDP. It merely sets out the land use options that were listed in the LDP on a map base. The Guide also indicates issues/ details that need to be taken into account if considering a development and preparing to submit a planning application.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	It is likely to have a neutral effect as the Development Guide does nothing more than visually set out the detail contained in the Adopted Local Development 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 aim of the Development Guide is to ensure the most suitable option for development is chosen and that proposals give consideration to promoting sustainable development specifically in terms of construction techniques, building materials, and energy efficiency.
1(d) environmental problems relevant to the PPS	No	There are natural heritage interests in the wider area which are unlikely to be impacted by any proposals. 2 local SINC designations within the transition area and various wooded and landscaped areas which provide a buffer between the developable land and the adjacent Inner Clyde Special Protection Area SPA and SSSI. The SPA and SSSI designations extend along the River Clyde directly adjacent to the transition area and any development proposal will need to consider potential significant impacts on these sites. The policies within the Local Development Plan are framed to ensure that any development does not have an adverse effect on the integrity of any Natura 2000 sites or other environmental assets.
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 Development Guide does not intend to implement any EU Directive.

2 (a) the probability, duration, frequency and reversibility of the effects	No	The Erskine Riverfront Transition Area Development Guide is not likely to lead to any negative environmental effects associated with any probability, duration, frequency, or reversibility in environmental terms. The Guide simply provides information to facilitate the submission of a planning application.
2 (b) the cumulative nature of the effects	No	The Guide is not expected to have effects of a cumulative nature. The cumulative effect of development in this area was assessed in the SEA for the Adopted Local Development Plan.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	Trans-boundary effects are not expected. Again this issue was assessed in the SEA
2 (d) the risks to human health or the environment (for example, due to accidents)	No	No risks to human health are expected.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The geographical extent of the site is relatively small. In relation to Renfrewshire as a whole the magnitude is not likely to be significant. This site has always been identified as a development opportunity site for business and industry. The range of uses now proposed may have less of an impact than the previous proposed uses.
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.	No	The implementation of the Erskine Riverfront Transition Area Development may impact on the Inner Clyde SSSI and SPA which bound the Erskine Riverfront area. Disturbance of the nature conservation interest (birds) by development could be an issue. Open space/ woodland and SINCS provide important species dispersal corridors and should be retained and enhanced where possible. This impact has already been assessed through the SEA for the Adopted LDP. The policies within the Renfrewshire LDP are framed to ensure that any development does not have an adverse effect on the integrity of any Natura 2000 sites or other environmental assets so there should be a minimal significant environmental effect.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Erskine Riverfront Transition Area Development Guide presents the detail set out in the Adopted Renfrewshire LDP in a Plan Form. It provides a number of potential land use options that could be located on the site in this transition area. The Guide illustrates the opportunities to transform Erskine Riverfront, facilitating the delivery of a range of uses, along with protecting and enhancing the environment on and around the site as well as the relationship with Erskine town centre and the rest of the settlement. The site covered by this framework is within the Local Development Plan Policy E3 Transition Area and has been assessed as a part of the Renfrewshire Local Development Plan SEA and been subject to a Habitats Regulations Appraisal. Both assessments concluded that there was no likely significant environmental effects on either the Inner Clyde SSSI or the SPA if mitigation measures are incorporated. The Development Guide does not introduce any new or amended policy content on uses/ development, it simply sets out how potential uses could be compatible with the surrounding area and it is therefore considered that this PPS is unlikely to have significant environmental effects and accordingly does not require an SEA.

Record of comments from Consultation Authorities

Title of plan, Programme or strategy

Erskine Riverfront Transition Area Development Framework

Responsible Authority

Renfrewshire Council

Summary of Consultation Authorities Comments

Scottish Environment Protection Agency	<p>Consider that in respect of their main areas of interest (air, water, soil, human health, material assets (of which we have a specific interest in waste) and climatic factors) the plan is unlikely to have significant environmental effects.</p>
Scottish Natural Heritage	<p>Agree that the Development Guide in itself is not likely to have any significant environmental effects in natural heritage terms. This is because while the Guide identifies some potential options for future development, no locations for specific development proposals are confirmed. As such, it would not be possible to draw any conclusions regarding environmental impacts based on this Plan alone.</p> <p>It should be noted however that given both the nature of this particular document and the proximity of the Erskine Transition Area to the Inner Clyde European Special Protection Area (SPA), it is SNH's view that the Development Guide itself will require to be made subject to appraisal under the Conservation (Natural Habitats &c) Regulations 1994 (usually referred to as the Habitats Regulations).</p> <p>It will be necessary for this appraisal to demonstrate that the Strategy will not give rise to development that could have an adverse impact on the SPA. At present however, it is our view that the current text under the Natural and Built Heritage and Open Space section on page 4 of the document will not be adequate to ensure this and this text should be made subject to some relatively minor revisions giving a more accurate statement of the interaction of the protection afforded to the SPA with decision making processes that will affect any particular development proposals that the Strategy might give rise to. We would of course be happy to advise further on this matter when the planning authority comes to undertake the required Habitats Regulations Appraisal.</p>
Historic Scotland	<p>Agree that the Development Guide is unlikely to have significant effects on the historic environment.</p>