



Renfrewshire
Council

**Strategic Environmental Assessment
Screening Report and Determination**

Johnstone Town Centre Strategy

April 2015

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Record of Determination and Publicity Requirements

Title of plan, Programme or strategy

Johnstone Town Centre Strategy

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 Johnstone Town Centre Strategy 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 Johnstone Town Centre Strategy is unlikely to have significant environmental effects.

Formal Determination	Statement of Reason
1st April 2015	As the Johnstone Centre Strategy is primarily a reflection of LDP policy, setting out the strategy and action plan for the Centre and providing the monitoring mechanisms for a health check of that centre it is considered that the strategy 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:

Renfrewshire Centres Strategy – Johnstone

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:
.....
.....
.....

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	Renfrewshire Centre Strategy – Johnstone
Purpose of PPS	The Johnstone Centre Strategy sets out the Policy Framework and identifies the role, strengths and opportunities to continue to deliver improvements in Renfrewshire’s centres as well as enable adaption of the centre’s role and function where necessary and required. The main purpose of the centre strategy is to set out the spatial elements of the Centre in a plan form indicating how centres accommodates development, changing trends and identify opportunities. The Johnstone Centre Strategy provides potential proposals along with the delivery mechanisms in line with what is required by Scottish Planning Policy. The Renfrewshire LDP provides the framework for economic growth in Renfrewshire’s Centres and the strategies will provide the implementation tool along with a mechanism to monitor the health of this centre.
What prompted the PPS	Johnstone is covered by Policy C1 within the Adopted Renfrewshire Local Development Plan and is identified a core Town Centre supporting a rich mix of retail, civic and cultural uses which serve the local community and settlements within West Renfrewshire.
Subject	Planning
Period covered by PPS	2015-2017
Frequency of updates	Every two years
Area covered by PPS	Johnstone Centre (as identified in the plan within the attached Draft Centre Strategy)
Summary of nature/ content of PPS	The Johnstone Centre Strategy has been prepared in connection with Local Development Plan Policy C1 and is line with Scottish Planning Policy. The Strategy focuses on Johnstone’s role within the network of centres within Renfrewshire, examining its strengths, areas for enhancement, regeneration and potential opportunities for future growth or change.
Copy PPS attached	Yes (Draft Copy)
Date	

SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of Johnstone Centre Strategy is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS		
Renfrewshire Centres Strategy – Johnstone		
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 Johnstone Centre Strategy does not seek to change policy C1 of the Renfrewshire LDP. It simply sets out a strategy and Action Plan considering the centres strengths, areas for enhancement, regeneration and opportunities for future growth.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The Centre Strategy is likely to have a positive environmental effect on Local Development Plan 2 as it provides more detailed information provides certainty and will clarify the development options and opportunities.
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 Centre Strategy is to set out the most appropriate options for development, to ensure that sustainable development is central to that decision making process.
1(d) environmental problems relevant to the PPS	No	Policy C1 was assessed through the Strategic Environmental Assessment of the LDP. No significant adverse environmental effects were identified. The other policies in the LDP as well as the guidance framework set out by the New Development Supplementary Guidance are framed to ensure that any development does not have an adverse effect on any 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 Centre Strategy does not intend to implement any EU Directive.
2 (a) the probability, duration, frequency and reversibility of the effects	No	The Johnstone Centre Strategy is unlikely to lead to any negative environmental effects associated with any probability, duration, frequency, or reversibility in environmental terms.
2 (b) the cumulative nature of the effects	No	As the document is primarily a reflection of LDP policy, setting out the strategy and action plan for the Centre providing monitoring mechanism for a health check of that centre. It is unlikely to lead to cumulative effects as the actions contained within the plan are for different very small and localised locations within Johnstone Centre and are expected to occur at different

		times and will therefore not have a significant overall effect on that centre. There are similar strategies for other centres within Renfrewshire and due to the nature of the small scale actions proposed across each centre there is unlikely to be a cumulative effect.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	No transboundary effects are expected, again this issue was assessed in the LDP SEA.
2 (d) the risks to human health or the environment (for example, due to accidents)	No	The Johnstone Centre Strategy is unlikely to have any risks to human health or the environment.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The Johnstone Centre Strategy is unlikely to have a significant spatial effect on the Renfrewshire area.
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 Johnstone Town Centre strategy should not have an impact on cultural heritage or special natural characteristics. Existing Local Development Plan Policy ensures satisfactory environmental standards and density of development.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	The Johnstone Centre Strategy is unlikely to have an effect on protected landscapes. There are no national, community or international protection areas in or immediately around this centre.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Johnstone Centre Strategy sets out the policy framework and identifies the role, strengths and opportunities to continue to deliver improvements in Renfrewshire's centres as well as enable adaption of the centre's role and function where necessary and required. The Johnstone Centre Strategy focuses on Johnstone's role within the network of centres within Renfrewshire and provides detailed proposals along with the delivery mechanisms in line with what is required by Scottish Planning Policy. The main purpose of the centre strategy is to set out the spatial elements of the Centre in a plan form indicating how centres accommodates development, changing trends and identify opportunities. It also provides the implementation tool along with a mechanism to monitor the health of this centre.

As the Johnstone Centre Strategy is primarily a reflection of LDP policy, setting out the strategy and action plan for the Centre and providing the monitoring mechanisms for a health check of that centre it is considered that the strategy 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

Johnstone Town Centre Strategy

Responsible Authority

Renfrewshire Council

Summary of Consultation Authorities Comments

Scottish Environment Protection Agency	Consider that in respect of their main areas of interest (air, water, soil, human health, material assets (of which they have a specific interest in waste) and climatic factors) the Johnstone Town Centre Strategy is unlikely to have significant environmental effects
Scottish Natural Heritage	Agree that the Strategy itself is not likely to have any significant environmental effects in natural heritage terms.
Historic Scotland	Agree that the strategy is unlikely to have significant environmental effects on the historic environment.