



**Renfrewshire
Council**

**Strategic Environmental Assessment
Screening Report and Determination**

**Renfrewshire's Places – Residential Design Guide
April 2015**

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Record of Determination and Publicity Requirements

Title of plan, Programme or strategy

Renfrewshire's Places – Residential Design 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 Renfrewshire's Places – Residential Design 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 Renfrewshire's Places – Residential Design Guide is unlikely to have significant environmental effects.

Formal Determination	Statement of Reason
1st April 2015	Renfrewshire's Places provides more detailed advice on policies that have been established and assessed through other SEA processes and that any positive or negative effects will not be of a scale to be significant, Renfrewshire's Places will not lead to significant environmental effects and therefore an SEA is not required.

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's Places – Residential Design 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

4/3/15

SEA SCREENING REPORT - KEY FACTS

Responsible Authority	Renfrewshire Council
Title of PPS	Renfrewshire's Places – Residential Design Guide
Purpose of PPS and what prompted the PPS	Renfrewshire's Places has been prepared as a Planning Advice Note to provide good practice advice and design principles in line with what is set out in Scottish Government Guidance. It complements existing national and Local Development Plan policies. The purpose of Renfrewshire's Places is to encourage best practice and high quality design which will be useful to applicant, developers and development management staff through the pre application and application stage for planning permission and roads construction.
Subject	Town and Country Planning – Planning Advice Note
Period covered by PPS	2015 Onwards
Frequency of updates	Will be updated to reflect any changes in guidance or new best practice ideas in Renfrewshire.
Area covered by PPS	Renfrewshire Council
Summary of nature/ content of PPS	Renfrewshire's Places does not introduce new policy or strategy, it sets out design ideas and placemaking features which should be considered when submitting a planning application for residential development in Renfrewshire. Renfrewshire's Places illustrates that design quality can be achieved in a variety of different ways and there is not a single correct solution for a proposed site. Renfrewshire's Places sets out some minimum design standards which will be applied development proposals.
Copy of PPS Attached	Draft Copy of Renfrewshire's Places is attached
Date	4/3/15

SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment Renfrewshire's Places - A Residential Design Guide is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS		
Renfrewshire's Places - Residential Design 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	Renfrewshire's Places only supports and expands on existing policy in the adopted Local Development Plan and the New Development Supplementary Guidance which have been subject to SEA. It does not seek to change or amend policies. It is a design tool to encourage sustainable place making in development proposals.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	Renfrewshire's Places does not intend to influence any other PPS in the hierarchy; it provides design information in support of the Local Development Plan and the New Development Supplementary Guidance
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	Sustainable development is at the heart of the sustainable placemaking agenda which is the focus for Renfrewshire's Places. Environmental considerations play a key role in creating successful places and this document includes positive Environmental considerations.
1(d) environmental problems relevant to the PPS	No	No environmental problems have been identified. Renfrewshire places aims to design out or not encourage environmental problems associated with new development.
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	Renfrewshire's Places does not have any particular relevance in terms of the implementation of European Community legislation on the environment. There is a brief statement related to waste management systems for residential development on sustainable urban drainage features in residential layouts. But again this is guidance which replicates Scottish Planning Policy or other such Scottish Government Guidance.
2 (a) the probability, duration, frequency and reversibility of the effects	No	Renfrewshire's Places is unlikely to lead to any negative environment effects associated with any increased probability, frequency or reversibility of effects.
2 (b) the cumulative nature of the effects	No	Renfrewshire's Places is unlikely to lead to any cumulative effects on the environment.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	Renfrewshire's Places will not cause any transboundary effects

2 (d) the risks to human health or the environment (for example, due to accidents)	No	Renfrewshire's Places is not likely to cause significant risk 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	Renfrewshire's Places sets out the objectives of sustainable placemaking, design considerations and the process through which high quality designs can be achieved. The magnitude of the effects is therefore not significant.
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	Renfrewshire's Places covers the entire Renfrewshire area therefore it may be applied where there is a residential proposal in an area which has special cultural heritage characteristics such as in a Conservation Area or adjacent to a Listed Building. However other guidance in the adopted Local Development Plan and New Development Supplementary Guidance will address the impact of the development on the sensitive areas.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	Renfrewshire's Places is unlikely to have any impacts on areas or landscapes which have a recognised national, European Community or international status.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

Renfrewshire's Places has been prepared as a Planning Advice Note to complement existing national, Local Development Plan policies and the New Development Supplementary Guidance. Renfrewshire's Places sets out best practice from across Renfrewshire that planning offices can highlight to developers when submitting proposals for Residential Development. The advice illustrates ideals for design and layout purposes for residential proposals. It does not set prescriptive standards but aims to highlight good place making qualities that should be considered in residential development planning applications. The second part of Renfrewshire Places is a development design handbook for both developers and development management staff. The advice sets out factors that need to be taken into consideration when designing a layout, open space, parking, positioning building blocks with a residential development etc. It is a useful checklist for a successful submission to the planning authority for consideration.

As Renfrewshire's Places provides more detailed advice on policies that have been established and assessed through other SEA processes and that any positive or negative effects will not be of a scale to be significant, Renfrewshire's Places will not lead to significant environmental effects and therefore an SEA is not required.

Record of comments from Consultation Authorities

Title of plan, Programme or strategy

Renfrewshire's Places – Residential Design Guide

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 we have a specific interest in waste) and climatic factors) the plan is unlikely to have significant environmental effects.
Scottish Natural Heritage	Agree that the Guide in itself is not likely to have any significant environmental effects in natural heritage terms. This is because while the Guide does identify the means by which potential future developments might contribute to natural heritage resources such as Renfrewshire's green network, it will not deliver specific types of development in specific locations. As such, it would not be possible to draw any conclusions regarding environmental impacts based on this Guide alone.
Historic Scotland	Agree that the residential design guide is unlikely to have significant effects on the historic environment.