

**Delayed Office Opening
for Employee Training**

*This office will be closed from
8.45 am - 11.00 am on the first
Thursday of each month.*



Planning & Development
Head of Service David Littlejohn

Pullar House, 35 Kinnoull Street, PERTH,
PH1 5GD
Tel 01738 475000 Fax 01738 475710

Melissa Shields
Gateways Administrator
2H South
Planning & Architecture
Scottish Government

Contact Alasdair Finlayson
Direct Dial 01738 475315
Email: AFinlayson@pkc.gov.uk
www.pkc.gov.uk

Our ref LDP2 SG DCAHSG / AF

Your ref 01800 Screening

Date 1 June 2023

By email

Dear Sir or Madam

**Environmental Assessment (Scotland) Act 2005
Screening Determination for Perth and Kinross Local Development Plan:
Developer Contributions and Affordable Housing Supplementary Guidance**

This statement sets out the Council's determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 on whether a Strategic Environmental Assessment (SEA) is required for the above Supplementary Guidance.

SEA Screening Procedure

The screening process involved consulting the following Consultation Authorities on whether the Supplementary Guidance is likely to have significant environmental effects:

- Historic Environment Scotland
- Scottish Environment Protection Agency
- NatureScot

As well as consulting the above bodies, responsible authorities are required to take into account the criteria set out in Schedule 2 of the Act when determining whether the Supplementary Guidance is likely to have significant environmental effects.

In this instance, the Council wrote to the Consultation Authorities on 28 April 2023 and the responses are summarised in the following table:

| Consultation Authority | Comment | Likely to have significant environmental effects |
|--------------------------------------|--|---|
| Historic Environment Scotland | We understand that this is an update to the existing Developer Contributions and Affordable Housing Supplementary Guidance. We note that you consider that, as the guidance offers further information and advice on the policies of the Local Development Plan which have previously been subject to environmental assessment as part of the LDP SEA, significant environmental effects as a result of the guidance itself are unlikely. As noted above, we are content to agree that significant effects on the historic environment are unlikely. | No |
| NatureScot | <p>We note that this supplementary guidance is a review of previous guidance and offers additional guidance without directing development or adding detail to the Local Development Plan. It is understood that the guidance is financial in nature and not about securing finance towards existing and future projects.</p> <p>On this basis, we agree with the Council's conclusion that the guidance will not result in any significant environmental effects and an SEA is not required.</p> | No |
| SEPA | 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. | No |

The Council has also considered the Supplementary Guidance against the criteria set out in Schedule 2 of the Act, an analysis of which is attached.

Reasons for Determination

Having consulted the three consultation authorities and having considered the criteria set out in the Act, the Council considers that the Developer Contributions and Affordable Housing Supplementary Guidance is unlikely to have significant environmental effects. The relevant policy has been subject to assessment through the

SEA of the LDP2 so significant environmental effects as a result of the guidance that have not already been assessed elsewhere are unlikely.

The Council has therefore determined that SEA is not required.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. Finlayson'.

Alasdair Finlayson
Planning Officer

Enc. Screening Report

SCREENING REPORT

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

Perth and Kinross Council

Title of the plan:

Local Development Plan Supplementary Guidance: Developer Contributions and Affordable Housing

What prompted the plan:

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

The Perth and Kinross Local Development Plan (adopted 2019) has Policies and Supplementary Guidance on developer contributions and affordable housing. From time to time, the Supplementary Guidance may be reviewed to ensure it keeps pace with ongoing requirements for contributions while remaining consistent with the Local Development Plan policies. This is a periodic review of the Supplementary Guidance.

Plan subject:

(e.g. transport)

Town and Country Planning

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:

Alasdair Finlayson, Planning Officer, Perth and Kinross Council,
Pullar House, 35 Kinnoull Street, Perth, PH1 5GD
TESDevelopmentContributions@pkc.gov.uk

Date:

28 April 2023

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

This Supplementary Guidance will support Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing in the Perth & Kinross Local Development Plan. It is intended that the Supplementary Guidance will provide support, further information, and detail in respect of these policies. The Local Development Plan already has Supplementary Guidance on developer contributions and affordable housing (adopted 2020) and this is a periodic update to that Supplementary Guidance.

Description of the Plan:

The Supplementary Guidance will not introduce new material nor policy/locational criteria for developer contributions or affordable housing. Instead, it will offer a consolidating guide to existing policy and guidance relating to developer contributions and affordable housing. It will be limited spatially to the Local Development Plan area. Its temporal scope will be the same as the Local Development Plan to which it is connected (the LDP was adopted in 2019 and is expected to be replaced by 2027). The LDP already has Policies and Supplementary Guidance on developer contributions and affordable housing, and this is a periodic update to the Supplementary Guidance.

What are the key components of the plan?

The Supplementary Guidance will refer to national policy and advice, including from Scottish Government, National Planning Framework policy on Developer Contributions and Perth and Kinross Council Local Development Plan policy.

This Supplementary Guidance will support Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing in the Proposed Local Development Plan. It is intended that the updated Supplementary Guidance will provide support, further information and detail in respect of these policies.

Have any of the components of the plan been considered in previous SEA work?

The LDP policies, Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing, under which this Supplementary Guidance is to be updated have been considered as part of the SEA of the LDP, where it was found that the LDP policies would have positive environmental effects by meeting the objectives of sustainable development through efficient design, directing affordable housing to appropriate locations, and meeting the needs and aspirations for housing and access to facilities. The Affordable Housing policy would also positively improve opportunities for people on modest incomes to obtain housing of a reasonable quality that is affordable; also positive impacts are anticipated in terms of health and well-being of current and future residents of Perth and Kinross in the longer term. It is expected to provide general improvements to the local environment. Therefore it was considered unlikely that it would have a significant effect on any SEA topics listed under Schedule 3 of the 2005 Act.

Previous versions of the Developer Contributions and Affordable Housing Supplementary Guidance were screened, where it was determined that the Supplementary Guidance would not result in any physical development but instead would provide a statement of the Council's general intent in respect of when and how it will seek financial contributions from developers relating to

their proposals. Therefore it was considered unlikely that it would have a significant effect on any SEA topics listed under Schedule 3 of the 2005 Act.

The principles of the Supplementary Guidance will not be changed through this review.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

The proposed review of the existing Supplementary Guidance is financial in nature and not about securing finance towards existing and future projects. It will not directly influence the built environment. It is not directing development or adding to any other part of the adopted Local Development Plan. No components of the Supplementary Guidance are likely to require screening

**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 | | |
| Consideration of new proposals | x | x | x | x | x | x | x | x | x | x | The proposed Supplementary Guidance is financial in nature and not about securing finance towards existing and future projects. It will not directly influence the built environment. | The supplementary guidance is not directing development or adding to any other part of the adopted Local Development Plan or Proposed Local Development Plan. |

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.)

The Local Development Plan Supplementary Guidance: Developer Contributions and Affordable Housing will be a material consideration in the determination of planning applications in the Perth and Kinross Local Development Plan area. It will offer additional guidance on the application of Policy 5: Infrastructure Contributions and Policy 20: Affordable Housing. The Supplementary Guidance is financial in nature and not about securing finance towards existing and future projects. It will not directly influence the built environment. The Supplementary Guidance is not directing development or adding to any other part of the adopted Local Development Plan or Proposed Local Development Plan.

It will not result in any significant environmental effects on the issues listed in Schedule 3 Section 6 (a)-(e) of the Environmental Assessment (Scotland) Act 2005. It is therefore our view that an SEA is not required in this instance.

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.



By email to: sea_gateway@gov.scot

Alasdair Finlayson
Planning Officer: Local Development Plan
Perth and Kinross Council
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH2 5GD

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
Switchboard: 0131 668 8600
HMConsultations@hes.scot

Our case ID: 300020240
Your ref: 01800

25 May 2023

Dear Alasdair Finlayson

[Environmental Assessment \(Scotland\) Act 2005](#)
[Perth and Kinross Council - Developer Contributions and Affordable Housing](#)
[Supplementary Guidance](#)

Screening Report

Thank you for your consultation which we received on 28 April 2023 about the above screening report. We have reviewed this report in our role as a Consultation Authority under the above Act, in accordance with the requirements of Section 9(3). In doing so we have used the criteria set out in Schedule 2 for determining the likely significance of the effects on the environment.

Historic Environment Scotland's view

In light of the information and reasoning set out within the screening report, we **agree** with your view that there are **unlikely to be significant environmental effects for the historic environment**.

Historic Environment Scotland's comments

We understand that this is an update to the existing Developer Contributions and Affordable Housing Supplementary Guidance. We note that you consider that, as the guidance offers further information and advice on the policies of the Local Development Plan which have previously been subject to environmental assessment as part of the LDP SEA, significant environmental effects as a result of the guidance itself are unlikely. As noted above, we are content to agree that significant effects on the historic environment are unlikely.

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



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ENVIRONMENT
SCOTLAND

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ALBA

notify the Consultation Authorities within 28 days of making this determination. This may be done via the SEA Gateway (sea_gateway@gov.scot).

We hope our advice is helpful to you in making this determination. Please feel welcome to contact us if you have any questions about this response. The officer managing this case is Andrew Stevenson who can be contacted by phone on 0131 668 8960 or by email on andrew.stevenson2@hes.scot.

Yours faithfully

Historic Environment Scotland

Alasdair Finlayson
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

19 May 2023
Our ref: CEA170926
Your ref: 01800

Sent via email to SEA_Gateway@gov.scot

Dear Alasdair,

ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005 – PERTH AND KINROSS COUNCIL – DEVELOPER CONTRIBUTIONS AND AFFORDABLE HOUSING SUPPLEMENTARY GUIDANCE – LOCAL DEVELOPMENT PLAN – SCREENING REPORT

Thank you for consulting us on the above screening report which we received 4 May 2023. In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005, we have reviewed it for likely significant effects on the environment in line with our remit.

We note that this supplementary guidance is a review of previous guidance and offers additional guidance without directing development or adding detail to the Local Development Plan. It is understood that the guidance is financial in nature and not about securing finance towards existing and future projects.

On this basis, we agree with the Council's conclusion that the guidance will **not result in any significant environmental effects and an SEA is not required.**

Should you wish to discuss any of these comments, please do not hesitate to get in touch with me at katie.bain@nature.scot.

Yours sincerely,

Katie Bain

Planning Advisor

North

cc. sea_gateway@nature.scot

SEA.gateway@hes.scot

sea.gateway@sepa.org.uk

Inverdee House, Baxter Street, Torry, Aberdeen AB11 9QA
Taigh Inbhir Dhè, Sràid Baxter, Torraidh, Obar Dheathain AB11 9QA

01224 266500 nature.scot

NatureScot is the operating name of Scottish Natural Heritage

Alasdair Finlayson

From: sea.gateway@sepa.org.uk
Sent: 22 May 2023 10:59
To: SEA_Gateway@gov.scot
Cc: sea_gateway@nature.scot; sea.gateway@hes.scot
Subject: SEPA Ref 9078-SEA01800
Attachments: sepaLogo.jpg

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Environmental Assessment (Scotland) Act 2005 SEA01800 - Developer Contributions and Affordable Housing Screening report

Thank you for consulting SEPA on this Screening Report by way of your email of 4 May 2023.

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.

Yours sincerely
Sheena Jamieson

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