



East Dunbartonshire Council

www.eastdunbarton.gov.uk

Date: 22nd October 2021
SEA Gateway
Scottish Government
Area 2 H (South)
Victoria Quay
Edinburgh
EH6 6QQ

PLACE, NEIGHBOURHOOD AND CORPORATE ASSETS
Land Planning and Development
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ
Telephone 0141 578 8600
Fax No: 0141 578 8575

Dear SEA Gateway and Consultation Authorities,

**SEA Screening Determination
Developer Contributions Supplementary Guidance**

I refer to your letter dated 20th October 2021 outlining the responses from the Consultation Authorities to the Screening Report that was submitted on 28th September 2021 in relation to the proposed Developer Contributions Supplementary Guidance.

The Consultation Authorities are in agreement with the Council that the Supplementary Guidance is unlikely to have any significant environmental effects. On 22nd October 2021 East Dunbartonshire Council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Supplementary Guidance is unlikely to have any significant environmental effects. Therefore, the Supplementary Guidance will not be subject to a full Strategic Environmental Assessment and an Environmental Report will not be prepared alongside the document.

In accordance with Section 10(1) of the Act, a copy of the screening determination along with the Screening Report and Consultation Authority responses will be made available on request as well as on the Council website at www.eastdunbarton.gov.uk/S-E-A. An advert will also be placed in the Kirkintilloch Herald and Milngavie and Bearsden Herald to publicise the screening determination.

If you have any further queries, please don't hesitate to contact Neil Samson (SEA Technical Officer) on 0141 578 8615.

Yours faithfully,

Neil Samson
Strategic Environmental Assessment Technical Officer

SCREENING REPORT

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

East Dunbartonshire Council

Title of the plan:

Developer Contributions Supplementary Guidance

What prompted the plan:

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

The existing guidance requires to be updated to take account of:

- The emerging proposed LDP2 and changes to the wording of the Developer Contributions policy, particularly the requirement to seek contributions from new housing and residential care developments towards primary healthcare provision
- Updated costs to reflect inflation and methodology updates
- Current technical information such as school capacity and route corridor interventions
- The extension of the use of a bedroom adjustment (which aims to make contributions proportionate to the size/ type of housing units being provided) to be applicable to open space and healthcare contributions as well as education. Note that affordable housing and sustainable transport contributions are already intrinsically proportionate in the manner by which impact from new development is calculated.

Plan subject:

(e.g. transport)

Land use 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:

Neil Samson

Tel: 0141 578 8615

Email: Neil.Samson@eastdunbarton.gov.uk

Place, Neighbourhood & Corporate Assets Directorate

East Dunbartonshire Council

Southbank House

Strathkelvin Place

Kirkintilloch

G66 1XQ

Date:

27th September 2021

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

This Supplementary Guidance (SG) will sit alongside the Council's Local Development Plan 2 (LDP2) and will provide statutory guidance specifically relating to the implementation of Policy 24 – Developer Contributions. The SG will articulate in detail the requirements of the Developer Contributions policy in the development plan. The purpose of Developer Contributions is to mitigate the impact of new development upon local infrastructure; where the proposal would otherwise have had an unacceptable impact upon the quality and/ or capacity of the affected infrastructure. The policy in the proposed LDP2 sets out broadly the types of infrastructure for which contributions will be sought, including but not restricted to affordable housing, business and employment land, education, healthcare, open space, sustainable transport and town centre improvements.

Description of the Plan:

The key policy driver of the SG is the proposed LDP2, which sets the policy framework for consideration through Policy 24 – Developer Contributions. Note that the SG will form statutory guidance in support of the LDP and proposed LDP2. This means that the guidance will form part of the development plan and has that status for decision making.

Funds collected as part of developer contributions will be spent by the Council and HSCP/NHS on affordable housing, education, healthcare, open space, sustainable transport and any other relevant projects. The money raised can be spent as a standalone project or as a contributions towards wider improvements to community infrastructure (provided that the link to addressing the impact of the development in question is clear).

What are the key components of the plan?

At this early stage, the components for the proposed SG are the following draft objectives:

Objective 1 - To support Policy 24 of the Proposed Local Development Plan in ensuring that new development does not have an adverse impact upon the provision of local services and infrastructure either by means of the development physically affecting the land on which the infrastructure operates, or by virtue of generating increased usage the extent of which would compromise the quality of the provision.

Objective 2 - To support Policy 24 of the Proposed Local Development Plan by ensuring that a robust framework is in place setting out the circumstances which developer contributions will be sought, the likely scale of contribution (where possible) and the method for mitigating the impact of the new development on each of the following infrastructure types:

- Sustainable Transport
- Green Infrastructure, Open Space and Biodiversity
- Flood Risk, SUDs and Sewerage
- Historic Environment - Antonine Wall World Heritage Site
- Digital Communications
- Affordable Housing
- Education (schools)
- Primary Healthcare
- Other Community Facilities

- Business and Employment Sites
- Related and Commercial Development
- Renewable Energy, Waste Management and Mineral Workings

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

The intended outcomes of the proposed SG will be directly related to the proposed LDP2 (specifically Policy 24 – Developer Contributions), which has been subject to the full SEA process.

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

At this stage, the components known are the proposed objectives. The proposed objectives are likely to require screening at this stage as they will be the strategic direction for the proposed SG. The proposed draft objectives are stated above.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS**

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		
<p>Objective 1 - To support Policy 24 of the Proposed Local Development Plan in ensuring that new development does not have an adverse impact upon the provision of local services and infrastructure either by means of the development physically affecting the land on which the infrastructure operates, or by virtue of generating increased usage the extent of which would compromise the quality of the provision.</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The proposed Developer Contribution SG is likely to provide secondary benefits to the environment in relation to all environmental topics. However, the SG will not set a framework for development. Instead it will essentially be a procedural document to aid decision makers to determine the level of developer contributions and how they will be allocated when considering planning applications in relation to affordable housing, education, healthcare, open space, sustainable transport and any other relevant projects. The money raised can be spent as a standalone project or as contributions towards wider improvements to community infrastructure (provided that the link to addressing the impact of the development in question is clear).</p> <p>The SG for Developer Contributions will be directed by the proposed LPD2 through Policy 24 – Developer Contributions, which has been subject to a full SEA process. All development applications will also need to adhere to the full policy framework and land allocations (and related assessments) within the development plan and SEA processes.</p>	
<p>Objective 2 - To support Policy 24 of the Proposed Local Development Plan by ensuring that a robust framework is in place setting out the circumstances which developer contributions will be sought, the likely scale of contribution (where possible) and the method for mitigating the impact of the new development on each of the following infrastructure types:</p> <ul style="list-style-type: none"> Sustainable Transport 	✓	✓	✓	✓	✓	✓	✓	✓	✓			

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 proposed Developer Contribution SG will support the implementation of the Local Development Plan and be a formal part of the plan as statutory guidance. As outlined in the above initial components assessment, it is likely that the SG will provide positive impacts in relation to environmental topics. However, it will essentially be a procedural and funding document to aid decision makers to determine the level of developer contributions and how they will be allocated when considering planning applications in relation to affordable housing, education, healthcare, open space, sustainable transport and any other relevant projects.

The SG for Developer Contributions will not set a framework for development and will be directed by the proposed LPD2 and Policy 24 – Developer Contributions, which has been subject to a full SEA process. All development applications will also need to adhere to the full policy framework and land allocations (and related assessments) within the development plan and SEA processes.

Whilst it is anticipated that the SG will have a positive impact, to an extent, the overall environmental impacts of the SG itself are unlikely to be significant. Therefore, it has been determined that, under Section 5(3) of the Environmental Assessment (Scotland) Act 2005, a full SEA is not required.

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.



T: 0131-244 0078
E: SEA.Gateway@gov.scot

Neil Samson,
SEA Technical Officer,
Sustainability Policy Team,
East Dunbartonshire Council,
Broomhill Depot,
Kilsyth Road,
Kirkintilloch,
G66 1TF

**01670 - Screening - East Dunbartonshire Council - Developer Contributions
Supplementary Guidance**

20th October 2021

Dear Neil,

With reference to the Screening document you submitted on 28th September 2021.

The Consultation Authorities have now considered your screening request as per **Section 9(3)** of the **Environmental Assessment (Scotland) Act 2005**. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions.

Please note, these are the views and opinions of the Consultation Authorities on the likelihood of significant environmental effects arising from the plan or programme and not a judgement on whether an SEA is required. It is therefore for the Responsible Authority to determine whether an SEA is required in the circumstances. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

As the Consultation Authorities have now notified you of their views, you should now refer to the 2005 Act to consider your next step. You should of course take into account the advice offered by the Consultation Authorities.

You should note, as per Section 10 of the 2005 Act, that within 28 days of your determination about whether an SEA is required or not, a copy of the determination and any related statement of reasons must be passed to the Consultation Authorities. This may be done via the SEA Gateway.

If you have any queries or would like me to clarify any points, please call me on 0131 244 0078.

Kind regards,

Clare Donnelly
SEA Gateway Administrator



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email to: sea_gateway@gov.scot

Neil Samson
Sustainability Policy Team
East Dunbartonshire Council
Place, Neighbourhood and Corporate Assets
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

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

Our case ID: 300020233
Your ref: 01670
06 October 2021

Dear Neil Samson

[Environmental Assessment \(Scotland\) Act 2005](#)
[East Dunbartonshire Council - Developer Contributions Supplementary Guidance](#)

Screening Report

Thank you for your consultation which we received on 28 September 2021 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

It is our understanding the Development Contributions Supplementary Guidance will offer further detail and advice to support Policy 24 – Developer Contributions from the emerging East Dunbartonshire Local Development Plan 2 (LDP2). We note that you consider, as this policy has been assessed through the SEA of the LDP2, significant effects on the historic environment as a result of the guidance are unlikely and we are content to agree with this view.

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 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

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**



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ALBA

case is Andrew Stevenson who can be contacted by phone on 0131 668 8960 or by email on andrew.stevenson2@hes.scot.

Yours sincerely

Historic Environment Scotland

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**

Neil Samson
Place, Neighbourhood & Corporate Assets Directorate
East Dunbartonshire Council
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

19 October 2021
Our ref: CEA164607

Sent by email via: sea.gateway@gov.scot

Dear Neil

**ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005: DEVELOPER CONTRIBUTIONS
SUPPLEMENTARY GUIDANCE – EAST DUNBARTONSHIRE COUNCIL - SCREENING REPORT**

Thank you for consulting us on the above screening report submitted on 28 September 2021 via the Scottish Government SEA Gateway. We have considered your screening report using the criteria set out in Schedule 2 of the Environmental Assessment (Scotland) Act 2005 for determining the likely significance of effects on the environment.

We understand that the Supplementary Guidance will provide detailed guidance in support of Local Development Plan 2 (LDP2) Policy 24 – Developer Contributions. It does not in itself set a framework for development, and is directed by LDP2 which has been assessed through the full SEA process. Therefore, we agree that in terms of our remit, the Supplementary Guidance is not likely to have significant environmental effects.

Please note that this consultation response provides a view solely on the potential for the plan or programme to have significant environmental effects. We cannot comment on whether or not the plan or programme meets other criteria determining the need for SEA as set out in the Act. Should you wish to discuss this screening determination, please do not hesitate to contact me on 0131 314 6751, or via NatureScot's SEA Gateway at sea.gateway@nature.scot.

Yours sincerely,

Alison Shand
Planning Adviser
Supporting Good Development Team

Environmental Assessment (Scotland) Act 2005

01670 Developer Contributions Supplementary Guidance East Dunbartonshire Council

Screening report

Thank you for consulting SEPA on this Screening Report by way of your email of 28 September 2021. 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

Nicki Dunn

Cc:

sea_gateway@nature.scot

sea.gateway@hes.scot

sea.gateway@sepa.org.uk

Nicki Dunn

Senior Planning Officer

Scottish Environment Protection Agency | Law House | West of Scotland Science Park | Glasgow |

G20 0XA

e: planning.sw@sepa.org.uk