

Strategic Environmental Assessment Screening Determination

Notice of the Determination that the proposed East Dunbartonshire Council Town Centre Strategies Planning Guidance will not require a Strategic Environmental Assessment

Environmental Assessment (Scotland) Act 2005

As required under the Environmental Assessment (Scotland) Act 2005, East Dunbartonshire Council has reviewed the likely significance of the environmental effects of the proposed Town Centre Strategies Planning Guidance.

East Dunbartonshire Council has made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Town Centre Strategies Planning Guidance is not likely to result in significant environmental effects. The Planning Guidance will therefore not be subject to a Strategic Environmental Assessment.

Neil Samson

Strategic Environmental Assessment Technical Officer

Place, Neighbourhood and Corporate Assets

Land Planning and Development

Southbank House

Strathkelvin Place

Kirkintilloch

G66 1XQ

Relevant Documents:

- SEA Screening Determination Notification to Consultation Authorities on 12th August 2016
- Screening Report submitted to Consultation Authorities on 15th July 2016
- Responses from the Consultation Authorities:
 - Covering Letter from Scottish Government SEA Gateway
 - Response from Historic Environment Scotland
 - Response from Scottish Environment Protection Agency (SEPA)
 - Response from Scottish Natural Heritage (SNH)

Date: 12th August 2016

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

**PLACE, NEIGHBOURHOOD AND
CORPORATE ASSETS**

Land Planning and Development

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Dear Sirs,

**SEA Screening Determination
East Dunbartonshire Council Town Centre Strategies Planning Guidance**

I refer to your letter dated 29th July 2016 outlining the responses from the Consultation Authorities to the Screening Report that was submitted on 15th July 2016 in relation to the proposed East Dunbartonshire Council Town Centre Strategies Planning Guidance.

After reviewing the responses, the Consultation Authorities are in agreement with the Council that the Town Centre Strategies Planning Guidance is unlikely to have significant environmental effects. On 11th August 2016 East Dunbartonshire Council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Town Centre Strategies Planning Guidance is unlikely to have significant environmental effects. Therefore, the document will not be subject to a Strategic Environmental Assessment.

A copy of the screening determination will be available for inspection during normal office hours at Southbank House, Strathkelvin Place, Kirkintilloch, G66 1XQ and on the Council website at www.eastdunbarton.gov.uk/s-e-a. An advert will also be placed in the local newspapers to publicise the screening determination.

In accordance with Section 10(1) of the Act, a copy of the screening determination is enclosed and I would be obliged if you could forward this onto the Consultation Authorities.

If you have any further queries, please do not hesitate to contact the Strategic Environmental Assessment 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:	Town Centre Strategies Planning Guidance
What prompted the plan: (e.g. a legislative, regulatory or administrative provision)	Through commitments set within the Local Development Plan – Proposed Plan: Policy 11-Network of Centres and Policy 12-Retail and Commercial Development.
Plan subject: (e.g. transport)	Land Planning Policy – Town Centres
Screening is required by the Environmental Assessment (Scotland) Act 2005. Based on Boxes 3 and 4, our view is that:	<input type="checkbox"/> 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 <input type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4) <input checked="" type="checkbox"/> An SEA is <u>not</u> required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within <input checked="" type="checkbox"/> Section 5(3) <input type="checkbox"/> 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:	15 th July 2016

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

The key policy driver is the Local Development Plan (LDP), which sets the policy framework for consideration through Policy 11-Network of Centres and Policy 12-Retail and Commercial Development. Note that the strategies will each form non-statutory planning guidance in support of the LDP. This means that the guidance will not form part of the development plan, however will be a material consideration in decision-making. This also means that the guidance may be updated quickly as required, should any further issues arise during the lifecycle of the Plan. It will not be subject to scrutiny by Scottish Ministers.

Description of the Plan:

The guidance set out in each strategy will include an analysis of the strengths, weaknesses and opportunities within each town, which will be based on the outcomes of a formal health check and engagement with key stakeholders. These in turn will be used to inform the specific aims and objectives for each centre. It is intended that these will be grouped into three separate themes – Attractive, Active and Accessible. These themes reflect the Scottish Government’s ‘Town Centre Toolkit’ and are considered to be the key ingredients to successful town centres and in encouraging people to use them on a regular basis.

In terms of the ‘Attractive’ theme, the aim is to create attractive streets and public spaces that are safe and pleasant to use for all. Future actions are likely to include:

- Creating a pedestrian friendly environment
- Improving shopfronts
- Enhancing public spaces
- De-cluttering

The ‘Active’ theme will aim to draw in more visitors to support local businesses. It will explore measures such as:

- Markets and events
- Branding and marketing
- Wifi coverage
- Re-use of vacant buildings
- Evening activity and the arts scene

The ‘Accessible’ theme is about making centres accessible for all users and accommodating a variety of transport modes, but with a clear priority given to walking, cycling and public transport. It is likely to explore potential for the following actions:

- Improved cycling infrastructure
- Junctions upgrades
- Information and signage to aid navigation
- Public transport accessibility

<p>What are the key components of the plan?</p>	<p>The Planning Guidance will support implementation of the Local Development Plan by establishing strategies for East Dunbartonshire’s town centres, allowing them to thrive and prosper. This Planning Guidance will build on the outcomes of formal health checks (in line with Scottish Planning Policy) and collaboration with relevant stakeholders in each town to understand key requirements and opportunities for improvement.</p> <p>Overall, the Town Centre Strategies will have the following key objectives:</p> <ul style="list-style-type: none"> ➤ To support implementation of the Local Development Plan ➤ To guide future development and investment within the town centre by identifying potential opportunities for enhancement ➤ To raise the profile of the town centre and encourage a greater level of interest in its growth and regeneration
<p>Have any of the components of the plan been considered in previous SEA work?</p>	<p>The policy framework contained within the Local Development Plan has been subject to a full SEA and therefore the town centre and retail policy context for the PG has been considered in previous SEA work.</p> <p>Additional elements which are proposed to form part of the Planning Guidance are public transport accessibility and provision of cycling infrastructure which have been considered in previous SEA work through the Sustainable Transport LDP Policy, Local Transport Strategy and Active Travel Strategy, which have all been subject to a full SEA.</p>
<p>In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:</p>	<p>Although it is too early to commit to specific alterations, the key components for change will include the issues identified through an initial health check of each town centre. Whilst these still have to be discussed and agreed with the respective stakeholder groups, they are likely to include public realm enhancements, junction improvements and accessibility measures. Other components may include branding and marketing initiatives in collaboration with local traders and businesses, and these are not expected to require screening.</p> <p>At this stage, the components known are the proposed key objectives. The objectives are likely to require screening at this stage as they will be the strategic direction for the Planning Guidance. The Proposed Draft objectives are as follows:</p> <ul style="list-style-type: none"> ➤ To support implementation of the Local Development Plan ➤ To guide future development and investment within the town centre by identifying potential opportunities for enhancement ➤ To raise the profile of the town centre and encourage a greater level of interest in its growth and regeneration

**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		
Objective 1 To support implementation of the Local development Plan.	✓	✓	✗	✗	✓	✗	✓	✗	✗	✗	The Planning Guidance is likely to provide minor positive impacts on the environment, particularly in relation to population and human health, biodiversity, air quality and material assets . Proposed improvement to junctions, pedestrian road crossings and promotion of public transport and active travel alternatives to access each town centre will result in a number of minor positive environmental impacts all of which will be localised to the town centre boundaries. Potential improvements to the public realm, facilities and access are also likely to result in localised positive impacts for the health and wellbeing of residents, workers and visitors to the town centres under review through the potential enhancements to the attractiveness and increased use of amenity spaces.	
Objective 2 To guide future development and investment within the town centre by identifying potential opportunities for enhancement.	✓	✓	✗	✗	✓	✗	✓	✗	✗	✗		
Objective 3 To raise the profile of the town centre and encourage a greater level of interest in its growth and regeneration.	✓	✓	✗	✗	✓	✗	✓	✗	✗	✗		

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 initial review of the proposed Town Centre Strategies Planning Guidance identified the proposed objectives for the Town Centre Strategies, indicating the strategic direction and desired outcomes of the guidance and strategies. This Planning Guidance will support the implementation of the Local Development Plan, while not forming statutory guidance.

As outlined in the above initial components assessment (Box 10), there is a possibility that the Planning Guidance is likely to provide minor positive impacts on the environment, particularly in relation to the following SEA environmental factors, **population and human health**, **biodiversity**, **air quality** and **material assets**.

Whilst it is anticipated that the Planning Guidance will have a minimal positive impact, through the implementation of various town centre enhancement measures and initiatives, the overall environmental impacts of the Planning Guidance 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.

Local Government and Communities Directorate
Planning and Architecture Division

T: 0131-244 7650 F: 0131-244 7555
E: Johnathan.Whittlestone@gov.scot
D: 29 July 2016

Neil Samson
East Dunbartonshire Council
Strategic Environmental Assessment Technical Officer
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ



01210 Screening - East Dunbartonshire Council - Town Centre Strategies Planning Guidance

Dear

With reference to the Screening document you submitted on 15th July 2016.

The Consultation Authorities have now considered your screening request as per Section 9(3) of the Environmental Assessment (Scotland) Act 2005. For convenience I have set out, in the table below, their individual views on whether there is a likelihood of significant environmental effects.

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. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Environment Scotland	No
Scottish Environment Protection Agency	No
Scottish Natural Heritage	No
OVERALL VIEW ON LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS	No

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, 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 7650.

Yours sincerely
Johnathan Whittlestone
SEA Gateway Officer

Victoria Quay, Edinburgh EH6 6QQ
www.gov.scot

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HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

Mr Neil Samson
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Our ref: AMN/23/671
Our Case ID: 201602072
Your ref: 01210 - SCREENING
27 July 2016

Dear Mr Samson

**Environmental Assessment (Scotland) Act 2005
East Dunbartonshire Council - Town Centre Strategies Planning Guidance
Screening Report**

Thank you for your consultation, which we received on 15 July. I have reviewed the screening report on behalf of Historic Environment Scotland in its role as a Consultation Authority under the above Act, in accordance with the requirements of Section 9(3). In doing so I have used the criteria set out in Schedule 2 for determining the likely significance of the effects on the environment. Please note that our view is based on our main area of interest for the historic environment.

I understand that the Town Centre Strategies Planning Guidance (the PG) will support policy 11 of the Local Development Plan by setting out aims, objectives and actions to achieve town centre improvements around the themes 'Attractive', 'Accessible' and 'Active'. The PG will not be statutory, but it will be a material consideration in decision making.

You have concluded that whilst there may be some minor effects on some SEA topics, the PG will not have significant effects beyond any identified by the SEA of parent policies and strategies. You have identified no links between the PG and the historic environment.

I consider that there may be potential for some minor effects on the historic environment as a result of the PG. Positive effects could occur through the reuse of vacant buildings and streetscape and shopfront improvements. There may also be potential for some minor negative effects through infrastructure changes. I agree that significant effects on the historic environment are not likely as a result of the PG. However, as the development of the PG progresses, you should seek opportunities to optimise potential benefits and mitigate any negative effects on the historic environment.

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH
Scottish Charity No. SC045925
VAT No. GB 221 8680 15



Our ref: PCS/148015
SG ref: SEA/01210/Scr

If telephoning ask for:
Simon Watt

20 July 2016

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East Dunbartonshire Council
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G66 1XQ

By email only to: sea.gateway@scotland.gsi.gov.uk

Dear Mr. Samson

**Environmental Assessment (Scotland) Act 2005
Town Centre Strategies Planning Guidance - Screening Report**

Thank you for your Screening Report consultation which SEPA received via the Scottish Government SEA Gateway on 15 July 2016.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005 we have considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment. Having reviewed the Screening Report, we consider that in respect of our main areas of interest (air, water, soil, human health, material assets (of which we have a specific interest in waste) and climatic factors) the strategy is unlikely to have significant environmental effects.

Although we are of the view that significant environmental effects are not likely, it is for the East Dunbartonshire as Responsible Authority to make a formal determination taking into account the consultation responses received. If it is formally determined that SEA is required, you will be aware that the next stage requires the Responsible Authority to consult the Consultation Authorities on the proposed scope and level of detail to be included within the Environmental Report. This can be undertaken through preparation of a concise Scoping Report.

We would encourage you to use the scoping process to focus the assessment on those SEA issues upon which there are likely to be significant environmental effects, to outline the baseline information you consider as most relevant and explain your proposed method of assessment. To assist with this process we have produced [Standing Advice for Responsible Authorities on Strategic Environmental Assessment \(SEA\) Scoping Consultations](#).

We are committed to providing early and focused advice and supporting continuous engagement and would therefore welcome the opportunity to meet with you and discuss these issues prior to the formal consultation. Further information can be found in the [Scottish Government SEA Guidance](#). Should you wish to discuss this screening consultation please do not hesitate to contact me on 01698 839 000 or via our SEA Gateway at sea.gateway@sepa.org.uk.

Yours sincerely
Simon Watt
Senior Planning Officer
Ecopy: sea.gateway@hes.scot; sea_gateway@snh.gov.uk



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Scottish Natural Heritage
Dualchas Nàdair na h-Alba

All of nature for all of Scotland
Nàdar air fad airson Alba air fad

Mr Neil Samson
Strategic Environmental Assessment Technical Officer
Place, Neighbourhood & Corporate Assets Directorate
East Dunbartonshire Council
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

29 July 2016

Our ref: CNS/SEA/01210/CEA142098
Your Ref: 01210

Dear Mr Samson

**Environmental Assessment (Scotland) Act 2005: East Dunbartonshire Council – Town
Centre Strategies Planning Guidance - Screening Determination**

I refer to your screening consultation submitted on 15 July 2016 via the Scottish Government SEA Gateway in respect of the above plan.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005, SNH has considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment.

We understand that the guidance will support the policy framework of the Local Development Plan (LDP), primarily Policy 11- Network of Centres and Policy 12 – Retail and Commercial Development. The LDP itself was subject to full SEA.

We agree that the above Plan 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 our planning adviser Ann Marie Quinn on 0141 951 0810 or via SNH's SEA Gateway at sea.gateway@snh.gov.uk.

Yours sincerely
[by email]



Lyndsey Kinnes
Operations Manager
Strathclyde and Ayrshire

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recycled paper

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