

**Inverclyde Council**

**SEA SCREENING REPORT**

***Inverclyde Local Development Plan  
2019***

***Draft Supplementary  
Guidance on  
Planning  
Application Advice  
Notes (PAAN's)***



STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

Inverclyde Council

Title of the plan:

Local Development Plan 2019 – Draft Supplementary Guidance on Planning Application Advice Notes (PAAN's)

What prompted the plan:  
(e.g. a legislative, regulatory or administrative provision)

The adopted Inverclyde Local Development Plan (LDP) states that Supplementary Guidance on Planning Application Advice Notes (PAAN's) will be prepared to provide further information on, or details in respect of the Plan's policies.

Plan subject:  
(e.g. transport)

The draft SG on PAAN's provides detailed advice on the most common planning application issues. As such, it covers a range of policy areas, including; residential development, open space provision, farm buildings, signage/advertisements and shopfronts.

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:

Ash Hamilton  
Policy Planner  
Inverclyde Council  
Planning Policy Team Regeneration  
and Planning Inverclyde Council  
Municipal Buildings Greenock  
PA15 1LY  
Tel: 01475 712463  
[Ashley.hamilton@inverclyde.gov.uk](mailto:Ashley.hamilton@inverclyde.gov.uk)

Date:

07/02/2019

## STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

### Context of the Plan:

The LDP includes a commitment to prepare Supplementary Guidance on Planning Application Advice Notes (PAAN's), with the aim of providing further information or detail in respect of the Plan's policies.

### Description of the Plan:

The draft SG on PAAN's supplements the LDP and will be a material consideration in the assessment of all relevant planning applications. It will apply to the Inverclyde local authority area and have effect for the life cycle of the LDP, which is due to be replaced in 2024

The draft SG addresses the most common issues arising from planning applications by providing detailed advice on the eleven topics listed below, which cut across a number of LDP policy areas. The SG is designed to assist applicants to submit planning proposals that are more likely to be acceptable and approved.

- 1 Backland and Tandem Residential Development
- 2 Single Plot Residential Development
- 3 Private and Public Open Space Provision in New Residential Development
- 4 House Extensions
- 5 Outdoor Seating Areas
- 6 Dormer Windows
- 7 Windows and Rooflights in Conservation Areas and Listed Buildings
- 8 Siting and Design of New Houses in the Green Belt and the Countryside
- 9 Siting and Design of New Farm Buildings
- 10 Signage and Advertisements
- 11 Shopfront Design

### What are the key components of the plan?

The draft SG covers eleven topics, listed below:

1. Backland and Tandem Residential Development
2. Single Plot Residential Development
3. Private and Public Open Space Provision in New Residential Development
4. House Extensions
5. Outdoor Seating Areas
6. Dormer Windows
7. Windows and Rooflights in Conservation Areas and Listed Buildings
8. Siting and Design of New Houses in the Green Belt and the Countryside
9. Siting and Design of New Farm Buildings
10. Signage and Advertisements
11. Shopfront Design

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

The SG's eleven components relate, for the most part, to nine LDP policies, which were subject to SEA during the preparation of the LDP. The relevant policies and a summary of the environmental assessment are set out below:

Policy 1 'Creating Successful Places' was assessed as having a positive effect on all topics.

Policy 14 'Green Belt and Countryside' was assessed as having a -/+ on climatic factors, air and material assets and a neutral effect on all other topics.

Policy 19 'Individual and Small Scale Housing Development in the Green Belt and Countryside' was assessed as having a -/+ effect on climatic factors, air, soil and material assets, a ++ effect on population and health and a neutral effect on all other topics.

Policy 20 – Residential Areas was assessed as having a positive effect on material assets and population and health and a neutral effect on all other topics.

Policy 22 'Network of Centres Strategy' was assessed as having a positive effect on soil, material assets, cultural heritage and population and health and a neutral effect on all other topics.

Policy 23 'Greenock Town Centre Retail' was assessed as having a neutral effect on all topics

Policy 24 'Network of Centres Sui Generis Uses' was assessed as having a positive effect on population and health and a neutral effect on all other topics.

Policy 28 'Conservation Areas' and Policy 29 'Listed Buildings' were assessed as having a positive effect on cultural heritage and a neutral effect on all other topics.

Policy 35 'Open Spaces and Outdoor Sports Facilities' was assessed as having a positive effect on water and population and health, and a neutral effect on all other topics.

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

Components 1, 2, 4-7, 10 and 11 do not require to be screened as they don't provide direction on the location, siting or type of development. While applications which relate to these components and are located in conservation areas or in close proximity to listed buildings, could potentially have a cumulative effect on cultural heritage, any effects have already been assessed through the SEA of the LDP's cultural heritage policies.

The following components require to be screened as they influence the siting of new development in the Green Belt and Countryside and the scale of open space provision in new development.

- Siting and Design of New Houses in the Green Belt and the Countryside
- Siting and Design of New Farm Buildings
- Private and Public Open Space Provision in New Residential Development

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND  
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Box 10)**

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		
Siting and Design of New Houses in the Green Belt and the Countryside	x	x	x	x	x	x	x	x	✓	x	The design principles for the siting of new housing are likely to contribute to a positive effect on local landscape by directing development away from prominent positions which break the landform, to locations set within the landform and adjacent to or within groups of other buildings will be favoured, this does not constitute a positive effect in itself.	Depending on the scale of housing development in the Green Belt and Countryside over the period of the Plan, the positive effect on landscape could be significant. However, it is considered that any positive effects would, in large part, be attributable to the implementation of LDP policies 1 and 14), which together require new development in said areas to be appropriately located.
Siting and Design of New Farm Buildings	x	x	x	x	x	x	x	x	✓	x	The design principles for the siting of new farm buildings are likely to contribute to a positive effect on local landscape by directing development away from prominent positions which break the landform, to locations set within the landform and adjacent to or within groups of other buildings will be favoured, this does not constitute a positive effect in itself.	
Private and Public Open Space Provision in New Residential Development	✓	✓	x	x	x	x	x	x	x	x	The provision of an indicative standard/ratio for open space provision is likely to contribute a positive effect on Population and Health. Depending on the nature of the provision, it could also have a positive effect on Biodiversity.	While the positive effects on population and health and, potentially, biodiversity, are likely to be significant, they are more attributable to the implementation of LDP Policy 35.

#### 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 draft Supplementary Guidance on Planning Application Notes (PAAN's) has been prepared to fulfil a commitment in the Inverclyde LDP, which was subject to SEA during its preparation. The SG provides further information and advice on eleven topic areas which relate to policies in the LDP, and is intended to enable applicants to submit planning proposals that are more likely to be acceptable and approved.

Eight of the SG's topic areas have not been screened as they don't provide direction on the location, siting or type of development.

While screening of the three remaining SG topic areas (Siting and Design of New Houses in the Green Belt and the Countryside, Siting and Design of New Farm Buildings, and Private and Public Open Space Provision in New Residential Development) found that they are likely to contribute to significant positive effects, it is considered that these effects are more attributable to the associated policies in the LDP, i.e. Policy 1, Policy 14 and Policy 35. As these policies have already been subject to SEA through the LDP process, and the SG does not go beyond them, it is considered that the draft Supplementary Guidance on Planning Application Advice Notes (PAAN's) does not require a SEA.

When completed send to: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk) or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

## Completion guidance (Please delete before submission)

Link to SEA Guidance: <http://www.gov.scot/Publications/2013/08/3355>

Box 1	<p>Name of the organisation that is responsible for the plan.</p> <p><b>Note:</b> The responsible Authority is any person, body or office holder exercising functions of a public Character. Where more than one authority is responsible for a plan they should reach an agreement as to who is responsible for the SEA. Where an agreement cannot be reached, the Scottish Ministers can make the determination (Extract from SEA Guidance: Glossary (Page 50)).</p>
Box 2	<p>Name of the plan.</p> <p><b>Note:</b> The 2005 Act applies to plans which relate to matters of a public character. The term 'plan' within guidance also covers policy, programme and strategy (Extract from SEA Guidance: Glossary (Page 50)).</p>
Box 3	<p>In terms of screening, knowing why a plan is being produced is one of the key components in understanding whether the plan falls into Section 5(3) or 5(4) of the 2005 Act.</p>
Box 4	<p>The 2005 Act outlines the sectors as agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town &amp; country planning and land use.</p>
Box 5	<p>As well as briefly describing what the plan is intended to do and how it will achieve it, it is important to outline whether the plan sits within a hierarchy and its relationships with other plans and policies.</p> <p>Schedule 2 part 1 of the 2005 Act details criteria relating to a plan setting a framework for projects and other activities, and influencing other plans including those in a hierarchy.</p> <p>In terms of screening for likely environmental effects, knowing the context of a plan and where it will sit in a hierarchy of other plans is a key component in understanding the likely scope and remit of the plan and where the most appropriate assessment should take place. The description of the context should build on the information provided for Box 3 and contain sufficient information to allow those reading the screening report to understand the role of the plan in the wider policy context. Brief descriptive information such the relationship of the plan with overarching policy, links with other plans, and the influence on and from overarching ambitions or objectives should be considerations. This type of information can help paint a clear screening picture and whether an SEA of the plan is suitable in the circumstances.</p>
Box 6	<p>The description of the plan being screened has to contain sufficient information to allow those reading the notification to understand the objectives of the plan and how the Responsible Authority aims to deliver them. This may differ between spatial plans, policy based plans and aspirational plans (or a mix of these). The description should include:</p>

	<ul style="list-style-type: none"> <li>• The focus and direction of the plans – Including the ‘powers’ it will have, the direction, status and importance it may bring, the ‘targets’ it will set, the legislation it will initiate, etc.</li> <li>• Its spatial scope - i.e. will it be nationally, regionally or locally focused, will there be specific area, location or boundary outlined.</li> <li>• Its temporal scope – i.e. will it be introduced for a set period of time before the next iteration?</li> <li>• The individual components of the plan – Including policy areas and plan components that it will cover (e.g. the sectors covered in a plan, specific technologies that will be considered, any new restrictions to be introduced, or measures that could be considered intrinsic mitigations).</li> <li>• Any new powers the plan may be given or may give to other activities</li> <li>• The vision, objectives and aims of the plan where these are clear.</li> </ul> <p>It may also prove helpful to include other information in a summary, such as whether the plan is expected to improve or strengthen the current approach, the reason the plan is being prepared, who it would apply to and the timescale for delivery. This type of information should build upon that provided for Box 5 and can help paint a clear picture of whether screening is suitable in the circumstances.</p>
Box 7	<p>Information included in this section should clearly set out the components of the plan (e.g. policy areas covered or the relevant likely sections of the plan) and allow the reader to see which components of the plan are being considered in the screening process.</p>
Box 8	<p>Are you confident that all significant environmental effects arising from this plan have already been covered in earlier SEA work?</p> <p>Most plans sit in a wider policy hierarchy, influenced by and/or influencing other plans and policies within the hierarchy. In many cases, previous SEA work is likely to have been undertaken on other plans and policies, and these may be of relevance to the consideration of the likelihood of significant environment effects associated with the development of the plan.</p> <p>These assessments may have considered components of the plan, and in some cases, there may be the possibility of screening out certain components of a plan as these have been previously assessed (e.g. through SEA of an overarching policy, or assessment of a previous plan that includes several components duplicated within the current plan). It is essential to have full confidence that components have been previously assessed, to an appropriate level, prior to its removal from further consideration. Even a small deviation from previously assessed policy, changes in the sensitivity or knowledge of environmental receptors affected, and length of time since assessment are likely to result in the need for new assessment.</p> <p>Information included in this section should clearly identify the plan components and refer to the previous assessment work undertaken to demonstrate that they have been ‘captured’ in the SEA process in accordance with the requirements of the 2005 Act and the satisfaction of the Consultation Authorities.</p>

Box 9	<p>Based upon the content of Boxes 7 and 8, this section should identify the components of the plan that require screening. These components can then be taken forward into the next section of the screening process.</p>
Box 10	<p>Is the plan, and its components, likely to have potential interactions with the environment, either direct or indirectly?</p> <p>The next step in this approach is identifying the potential for interactions of the plan with the environment. A table such as that provided could aid in identifying the likely interactions of the policy and its components against each of the environmental topic areas set out in Schedule 2 of the 2005 Act. This step is aimed at helping Responsible Authorities to demonstrate compliance with the requirements of the 2005 Act and transparency in reaching their conclusions of the screening process.</p> <p>Note that the Responsible Authority should refer to and, where appropriate, address the criteria outlined within Schedule 2 of the 2005 Act in determining the likely significance of effects on the environment. Therefore, it is recommended that the Responsible Authority consider the probability, duration, frequency, reversibility, magnitude and spatial extent of any potential effects; the cumulative and transboundary nature of effects; the value and vulnerability of the area(s) likely to be affected; and risk to human health and the environment; amongst others. Further explanation of the criteria detail in Sections 1(a) – 1(e) and 2(a) – 2(g) is provided in the Scottish Government’s SEA Guidance (Section 3.3: Making a Screening Determination, Available at <a href="http://www.gov.scot/Publications/2013/08/3355/3">http://www.gov.scot/Publications/2013/08/3355/3</a>).</p> <p>Note the 2005 Act does not distinguish between positive and negative environmental effects and either, if significant, could trigger an SEA.</p>
Box 11	<p>Upon consideration of the previous sections, a Responsible Authority should make a finding on whether there is the likelihood of significant environmental effects associated with adoption of the plan.</p> <p>The information in this section should provide a summary of the likely interactions of the plan with the environment, and conclude whether the Responsible Authority consider that an SEA is required or not.</p> <p>If likely significant effects are identified by a Responsible Authority, then an SEA must be undertaken and the decision to do this advertised. The information presented at screening and Consultation Authority views on this can also help to inform the next stage of the SEA process (Scoping). Similarly, if no significant effects are identified a determination to that effect must be undertaken and then advertised.</p>