



Renfrewshire
Council

**Strategic Environmental Assessment
Screening Report and Determination**

Braehead Town Centre Strategy

April 2015

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Record of Determination and Publicity Requirements

Title of plan, Programme or strategy

Braehead Town Centre Strategy

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 Braehead Town Centre Strategy 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 Braehead Town Centre Strategy is unlikely to have significant environmental effects.

Formal Determination	Statement of Reason
1st April 2015	As the Braehead Centre Strategy does not introduce any new policy content and the master plan was subject to EIA it is considered that this Strategy is unlikely to have significant environmental effects and accordingly does not require an SEA.

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 Centres Strategy – Braehead

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

Stuart McMillan

Job Title

Policy and Regeneration Manager

Contact address

Policy and Regeneration
Planning and Economic Development Service
Development and Housing Services,
Renfrewshire House,
Cotton Street,
Paisley, PA1 1JD

Contact Tel no

0141 618 7850

Contact email

Stuart.mcmillan@renfrewshire.gov.uk

PART 7

Signature
(electronic
signature
is acceptable)



Date

12/2/15

SEA SCREENING REPORT - KEY FACTS

Responsible Authority	Renfrewshire Council
Title of PPS	Renfrewshire Centre Strategy – Braehead
Purpose of PPS	The Braehead Centre Strategy sets out the Policy Framework and identifies the role, strengths and opportunities to continue to deliver improvements in Renfrewshire’s centres as well as enable adaption of the centre’s role and function where necessary and required. The main purpose of the centre strategy is to set out the spatial elements of the Centre in a plan form indicating how centres accommodates development, changing trends and identify opportunities. The Braehead Centre Strategy provides potential proposals along with delivery mechanisms in line with what is required by Scottish Planning Policy. The Renfrewshire LDP provides the Framework for economic growth in Renfrewshire’s Centres and the Strategies will provide the implementation tool along with a mechanism to monitor the health of this centre.
What prompted the PPS	Braehead is covered by Policy C1 within the Adopted Renfrewshire Local Development Plan and is identified as a Town Centre. Braehead is a principal retail centre within Renfrewshire with strong supporting leisure, commercial and business uses. The Centre Strategy will develop an Action Plan for the area as well as set the basis for a Health Check.
Subject	Planning
Period covered by PPS	2015-2017
Frequency of updates	Every two years
Area covered by PPS	Braehead Centre (as identified in the plan within the attached Draft Centre Strategy)
Summary of nature/ content of PPS	The Braehead Centre Strategy has been prepared in connection with Local Development Plan Policy C1 and is in line with SPP. The Strategy focuses on Braehead’s role within the network of centres within Renfrewshire, examining its strengths, areas for enhancement, regeneration and potential and opportunities for future growth or change.
Copy of PPS attached	Yes (Draft Copy)
Date	12/2/15

SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of Braehead Centre Strategy is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS		
Renfrewshire Centres Strategy – Braehead		
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	The Braehead Centre Strategy does not seek to change policy C1 of the Renfrewshire LDP. It simply sets out a Strategy and Action Plan to implement the framework and Master Plan set out in Renfrewshire’s LDP.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The Master Plan set out in the LDP is a key component of the Action Plan. The Master Plan was subject to an SEA through the assessment of the LDP as well as being the subject of an Environmental Impact Assessment which considered in detail the potential significant environmental effects. Any proposed development is likely to have a positive environmental effect.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The aim of the Centre Strategy is to set out the most appropriate options for development, to ensure that sustainable development is central to that decision making process specifically in relation to active travel and public transport. As well as construction techniques, building materials and energy efficiency.
1(d) environmental problems relevant to the PPS	No	Policy C1 was assessed through the Strategic Environmental Assessment of the LDP. The other policies in the Local Development Plan as well as the guidance framework set out by the New Development Supplementary Guidance are framed to ensure that any development does not have an adverse effect on any environmental assets. An EIA was specifically undertaken for the Master Plan contained in the LDP. It assesses the potential for Environmental Impact. It concluded that the proposed development site was not important for the protected species considered (Bats and otters)
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	The Centre Strategy does not intend to implement any EU Directive.
2 (a) the probability, duration, frequency and reversibility of the effects	No	Prior to the commencement of work, a Construction Environmental Management Plan (CEMP) will be produced containing detailed Construction Method Statements to describe

		the nature of works proposed and the environmental protection measures being applied to ensure that all activities are carried out with due regard to the environment and the prevention of pollution. Any potential environmental effects should be mitigated against.
2 (b) the cumulative nature of the effects	No	As the document is primarily a reflection of LDP policy, setting out the strategy and action plan for the Braehead Centre providing monitoring mechanism for a health check. It is unlikely to lead to cumulative effects as the actions contained within the plan are for different locations within Braehead Centre and are expected to occur at different times and will therefore not have a significant effect on that centre. There are similar strategies for other centres within Renfrewshire and due to the nature of the small scale actions proposed across each centre there is unlikely to be a cumulative effect.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	Trans-boundary effects are not expected. Again this issue was assessed in the SEA.
2 (d) the risks to human health or the environment (for example, due to accidents)	No	The CEMP should minimise any 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	Braehead attracts visitors from both within and outside Renfrewshire thus traffic and the connected pollution levels has the potential to be an environmental issue. However, as illustrated in the EIA there is unlikely to be a significant rise in visitor numbers associated with the proposed development the visitors are more likely to stay longer during a visit to the centre.
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	The proposed development should not have an impact on cultural heritage or special natural characteristics. Existing Local Development Plan Policy ensures satisfactory environmental standards and density of development.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	The Braehead Centre Strategy is unlikely to have an effect on protected landscapes. There are no National, Community or International protection areas in or immediately around this centre.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Braehead Centre Strategy sets out the Policy Framework and identifies the role, strengths and opportunities to continue to deliver improvements in Renfrewshire's centres as well as enable adaption of the centre's role and function where necessary and required. The main purpose of the centre strategy is to set out the spatial elements of the Centre in a plan form indicating how centres accommodates development, changing trends and identify opportunities. An Action Plan will be developed as part of the Braehead Centre Strategy. Part of the Action Plan will involve liaising with owner to bring forward detailed master plan for the town centre delivering:

- enhanced gateways to the town centre;
- improved walking and cycling routes between the town centre and Renfrew;
- public transport improvements including new hub incorporating Fastlink;
- a range of uses to enhance the existing offer; and,
- out ward looking buildings and new civic space.

The application that was granted planning permission in principle was accompanied by an indicative Master Plan which was subject to an EIA and was accompanied by technical studies. This therefore ensures that the proposed development is unlikely to have any significant environmental effects.

In addition to the Master Plan the Council will prepare a development Guide for Old Govan Road Transition Area and explore potential to expand the existing town centre boundary this will be subject to a separate SEA Screening Report.

Part of the Action Plan is also the City Deal which will identify a location and bridge type for new river crossing between Renfrew and Yoker and deliver new road to the north of Renfrew improving access to the facilities and job opportunities at Braehead tackling unemployment. This again will be subject to a separate Environmental Assessment. The Council also proposes to work with Clydeport to identify development opportunities for next phase of Renfrew Riverside regeneration and to explore potential for low cost home ownership in Renfrew Riverside area to accommodate the increase in workforce when delivering the City Deal projects the outcomes of these discussions will be fed into the Action Plan.

As the Braehead Centre Strategy does not introduce any new policy content and the master plan was subject to EIA it is considered that this Strategy is unlikely to have significant environmental effects and accordingly does not require an SEA.

Record of comments from Consultation Authorities

Title of plan, Programme or strategy

Braehead Town Centre Strategy

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 they have a specific interest in waste) and climatic factors) the Braehead Town Centre Strategy is unlikely to have significant environmental effects
Scottish Natural Heritage	Agree that the Strategy itself is not likely to have any significant environmental effects in natural heritage terms.
Historic Scotland	Historic Scotland is content that this strategy is unlikely to have significant environmental effects on the historic environment.