



**Renfrewshire
Council**

**Strategic Environmental Assessment
Screening Report and Determination**

HOUSING LAND SUPPLY SUPPLEMENTARY GUIDANCE 2017 (UPDATE)

May 2017

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Record of Determination and Publicity Requirements

Title of plan, Programme or strategy

Renfrewshire Council Local Development Plan Housing Land Supply Supplementary Guidance 2017 (Update).

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 Renfrewshire Council Local Development Plan Housing Land Supply Supplementary Guidance 2017 (Update) will have significant environmental effects. In formally determining whether a Strategic Environmental Assessment is required, the Council has taken into account the views of the Consultation Authorities; Scottish Environment Protection Agency, Scottish Natural Heritage and Historic Environment Scotland. Renfrewshire Council and the Consultation Authorities are in agreement that the Renfrewshire Council Local Development Plan Housing Land Supply Supplementary Guidance 2017 (Update) is unlikely to have significant environmental effects.

Formal Determination	Statement of Reason
4th May 2017	The Renfrewshire Local Development Plan Housing Land Supply Supplementary Guidance 2017 (Update) sets out a framework that Renfrewshire Council will use to assess planning applications for housing on sites not allocated for residential development in the Adopted Renfrewshire Local Development Plan, in circumstances where the 5 year effective land supply is not being maintained. The role of the Renfrewshire Council Local Development Plan Housing Land Supply Supplementary Guidance 2017 (Update) is simply to provide further information and detail in respect of a policy that is already set out in the Adopted Renfrewshire Local Development Plan which was subject of a full Strategic Environmental Assessment and was also reviewed in the Post Adoption Strategic Environmental Assessment Statement.

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 Plan, Policy or Strategy).

Signature: Kevin Dalrymple

Date: 4th May 2017

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:

Housing Land Supply Supplementary Guidance 2017 (Update)

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

Kevin Dalrymple

Job Title

Development Plans & Housing Strategy Team Leader

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PART 7

Signature
(electronic
signature
is acceptable)

Date

17/03/2017

SEA SCREENING REPORT - KEY FACTS

Responsible Authority

Renfrewshire Council

Title of PPS

Housing Land Supply Supplementary Guidance 2017 (Update)

Purpose of PPS

The Renfrewshire Housing Land Supply Supplementary Guidance 2017 (Update) sets out a framework that Renfrewshire Council will use to assess planning applications for housing on sites not allocated for residential development in the Adopted Renfrewshire Local Development Plan, in circumstances where the 5 year effective land supply is not being maintained.

The role of Supplementary Guidance is simply to provide further information and detail in respect of a policy that is already set out in the Adopted Renfrewshire Local Development Plan which was subject of a full Strategic Environmental Assessment and was also reviewed in the Post Adoption Strategic Environmental Assessment Statement.

What prompted the PPS

The Scottish Government Reporter to the Examination of the Renfrewshire Local Development Plan (LDP) concluded that Renfrewshire had a shortfall in its housing land supply. To address this, the Reporter recommended that the Council prepare Supplementary Guidance (SG), within 1 year of the adoption of the Local Development Plan, which would include a detailed framework to guide the release of additional housing land. The Reporter considered that an agreed framework set out in the Renfrewshire Housing Land Supply Supplementary Guidance would allow the Council to grant planning permission for housing proposals that complied with that Supplementary Guidance framework as well as all other policies in the Renfrewshire Local Development Plan. In November 2015, the Supplementary Guidance was approved following submission to the Scottish Ministers. It was then adopted by the Council in December 2015.

The Council is required to monitor and review the Supplementary Guidance and does so through the annual Renfrewshire Housing Land Audit. The Housing Land Audit 2016 identifies that the shortfall in housing land has been reduced from 755 to 230 private sector units from the previous Housing Land Audit. This change requires to be reflected in the Housing Land Supply Supplementary Guidance 2017 (Update). The Renfrewshire Housing Land Supply Supplementary Guidance 2017 (Update) has been updated by changing one figure (Page 3) in the document to reflect the current housing land shortfall. There is no change to the detailed framework, criteria and considerations in the Supplementary Guidance.

	<p>To ensure that the Council continues to comply with the recommendations of the Scottish Government Reporter, the attached Housing Land Supply Supplementary Guidance 2017 (Update) has been prepared to provide a framework to Policy P2 – Housing Land Supply in the Renfrewshire Local Development Plan.</p>
Subject	<p>Planning</p>
Period covered by PPS	<p>2017</p>
Frequency of updates	<p>Will be reviewed annually</p>
Area covered by PPS	<p>Renfrewshire Council Local Authority Area</p>
Summary of nature/ content of PPS	<p>The Housing Land Supply Supplementary Guidance Update provides the framework for all residential developments to be assessed against. The Supplementary Guidance sits alongside Policy P2 – Housing Land Supply in the LDP and the guidance / criteria within the New Development Supplementary Guidance.</p>
Copy of PPS attached	<p>Yes</p>
Date	<p>17/03/2017</p>

SEA SCREENING REPORT

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS		
Housing Land Supply Supplementary Guidance 2017 (Update)		
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 Housing Land Supply Supplementary Guidance Update does not seek to change or influence the policies of the Renfrewshire Local Development Plan. It merely seeks to provide an additional policy framework to ensure as and when development proposals come forward that they are assessed comprehensively. All planning applications for new housing proposals will require to be assessed in terms of any environmental impact through appropriate assessment.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The Housing Land Supply Supplementary Guidance Update provides an additional framework to support the implementation of policies within the Renfrewshire Local Development Plan and does not seek to directly influence other programmes and/or strategies.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	Sustainable Development is a fundamental concept in the Renfrewshire Local Development Plan, the New Development Supplementary Guidance and the Renfrewshire Housing Land Supply Supplementary Guidance Update. All of these policy documents promote and support sustainable patterns of development. Sustainability is the core element of the spatial strategy and promotes development in the right locations. In relation to environment considerations for housing developments, this will be assessed through environmental assessments covering the detail of the proposals. This Supplementary Guidance Update is not site specific, it covers the entire Renfrewshire area.
1(d) environmental problems relevant to the PPS	No	Any significant environmental issues identified have been considered in the Strategic Environmental Assessment of the Renfrewshire Local Development Plan and the New Development Supplementary Guidance. Proposed larger scale developments or developments in environmentally sensitive areas that come forward through a planning application may require an Environmental Impact

		Assessment. This process would identify and mitigate against identified environmental problems.
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 Housing Land Supply Supplementary Guidance Update does not directly impact on community legislation. This would be considered in the assessment of planning applications as and when the applications for housing sites are submitted.
2 (a) the probability, duration, frequency and reversibility of the effects	No	There are no significant environmental problems identified as the framework is not site specific. There are no sites allocated or identified within the Housing Land Supply Supplementary Guidance Update.
2 (b) the cumulative nature of the effects	No	No cumulative effects have been identified. The Post Adoption Strategic Environmental Assessment Statement (Nov 2014) states that Renfrewshire Council is required to monitor the environmental effects when the Renfrewshire Local Development Plan as it is being implemented. This monitoring will include the provision of information on the measures that are to be taken to monitor any unforeseen environmental effects. This would assess any overall cumulative effects associated with any new residential sites. The Housing Land Audit is carried out annually and the Housing Land Supply Supplementary Guidance is reviewed and updated to reflect the outcome of the Audit and the housing land shortfall.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	No transboundary effects have been identified. Again this Housing Land Supply Supplementary Guidance Update is simply a framework. Any transboundary nature of the effects will be assessed and considered through the policies and detail set out in the Renfrewshire Local Development Plan, New Development Supplementary Guidance and the Housing Land Supply Supplementary Guidance Update.
2 (d) the risks to human health or the environment (for example, due to accidents)	No	No human health effects have been identified. Again this will be assessed in detail as and when planning applications are submitted.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	Any effects from future development may potentially have an effect on the local area and settlement to which they are applicable, this will be identified through assessments that would accompany individual planning applications. There are no significant effects identified in the Housing Supplementary Guidance Update as the framework is not site specific.
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 Strategic Environmental Assessment for the Renfrewshire Local Development Plan and New Development Supplementary Guidance considered any potential significant environmental effects and provided mitigation measures where necessary. The Housing Land Supply Supplementary Guidance Update is not considered to have any additional effects.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Renfrewshire Housing Land Supply Supplementary Guidance 2017 Update sets out a framework that Renfrewshire Council will use to assess planning applications for housing on sites not allocated for residential development in the Adopted Renfrewshire Local Development Plan, in circumstances where the 5 year effective land supply is not being maintained. The role of Housing Land Supply Supplementary Guidance Update is simply to provide further information and detail in respect of a policy that is already set out in the Renfrewshire Local Development Plan which was subject of a full Strategic Environmental Assessment and was also reviewed in the Post Adoption Strategic Environmental Assessment Statement.

The Council is required to monitor and review the Adopted Supplementary Guidance and has done so through the annual Renfrewshire Housing Land Audit. In this instance, the Housing Land Audit 2016 identified that the shortfall in housing land has been reduced from 755 to 230 private sector units from the previous year's Housing Land Audit. This change has been reflected in the Updated Renfrewshire Housing Land Supply Supplementary Guidance. The Renfrewshire Housing Land Supply Supplementary Guidance has been updated by changing one figure (Page 3) in the document to reflect the current housing land shortfall. There is no change to the detailed framework, criteria and considerations in the Supplementary Guidance.

The Renfrewshire Housing Land Supply Supplementary Guidance (2017) is not considered to have any significant environmental effects. The Renfrewshire Local Development Plan and the New Development Supplementary Guidance have already been subject to a full Strategic Environmental Assessment which assessed any significant environmental effects and identified any required mitigation measures. Proposed larger scale developments or developments in environmentally sensitive areas that come forward through a planning application may require an Environmental Impact Assessment. This would identify and mitigate against any identified significant environmental effects. It is considered, therefore, that the Renfrewshire Housing Land Supply Supplementary Guidance does not require a Strategic Environmental Assessment.

Record of comments from Consultation Authorities

Title of plan, Programme or strategy

Renfrewshire Local Development Plan

Housing Land Supply Supplementary Guidance 2017 (Update)

Responsible Authority

Renfrewshire Council

Summary of Consultation Authorities Comments

Scottish Environment Protection Agency	Scottish Environment Protection Agency considers 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 Housing Land Supply Supplementary Guidance 2017 (Update) is unlikely to have significant environmental effects.
Scottish Natural Heritage	Scottish Natural Heritage has considered the screening report using the criteria set out in Schedule 2 of the 2005 Act. In terms of their interests, they agree that the Housing Land Supply Supplementary Guidance 2017 (Update) is not likely to have significant environmental effects.
Historic Environment Scotland	Historic Environment Scotland stated that they understood that the Supplementary Guidance provides a framework to guide the release of additional housing land. As it covers the whole of the Renfrewshire and is not site specific and that it is intended to support relevant policies within the Local Development Plan (LDP), which have already been subject to Strategic Environmental Assessment as part of the Local Development Plan process they agree that the Housing Land Supply Supplementary Guidance 2017 (Update) is unlikely to have a significant effect on the historic environment.