

SEA SCREENING REPORT (COVER NOTE)

PART 1

To: SEA.gateway@scotland.gsi.gov.uk
or
SEA Gateway
Scottish Executive
Area 1 H (Bridge)
Victoria Quay
Edinburgh EH6 6QQ

PART 2

An SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Supplementary Planning Guidance on Developer Contributions for New Housing
Development Accessed Off the Single Track Road Network

The Responsible Authority is:

The Highland 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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PART 6

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PART 7

Signature (electronic signature is acceptable)	D.Stott
Date	14.10.09

SEA SCREENING REPORT - KEY FACTS

Responsible Authority	Highland Council
Title of PPS	Supplementary Planning Guidance on Developer Contributions for New Housing Development Accessed Off the Single Track Road Network
Purpose of PPS	To provide guidance on the level of developer contribution required for improvements and repair to the rural road infrastructure affected by proposed development at the time of granting of planning permission
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	The West Highland and Islands Local Plan states a policy objective to secure developer funded road improvements. The aim of the guidance is to provide a mechanism to achieve that objective.
Subject (e.g. transport)	Town planning
Period covered by PPS	The period of the Supplementary Planning Guidance is 5 years. However, once the Highland wide Local Development Plan is completed it may be extended to Highland as a whole.
Frequency of updates	It is not clear at this time when the Supplementary Planning Guidance will be updated
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	Rural areas within the West Highland and Islands Local Plan boundary.
Summary of nature/content of PPS	Detailed policy guidance defining what level of developer contribution will be sought for rural road infrastructure as a consequence of development proposed.
Are there any proposed PPS objectives?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Copy of objectives attached	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Date	14.10.09

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Our determinations regarding the likely significance of effects on the environment of the Supplementary Planning Guidance on Developer Contributions for New Housing Development Accessed Off the Single Track Road Network is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS Supplementary Planning Guidance on Developer Contributions for New Housing Development Accessed Off the Single Track Road Network.		
RESPONSIBLE AUTHORITY Highland Council		
Criteria for determining the likely significance of effects on the environment (1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	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 Guidance aims to secure developer contributions for single track rural road infrastructure improvements and repairs which are proportionate to a proposed development.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The Guidance offsets the impact of any approved rural development but does not influence the decision on development. It may influence future development plan policies for Highland.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The Guidance focuses on developer contributions for the retention and improvement of the rural road infrastructure. It will have some relevance to achieving or moving towards sustainable development. It will have the potential to prevent further damage to roadside verges and mitigate any adverse affects of development.

Criteria for determining the likely significance of effects on the environment (1(d) etc. refer to paras in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
1(d) environmental problems relevant to the PPS	No	The Guidance addresses developer contributions to the rural road infrastructure.
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	It is not anticipated that the Guidance will be relevant in this respect.
2 (a) the probability, duration, frequency and reversibility of the effects	No	The Guidance allows for developer contributions to the improvement of existing rural roads and is not seen to have a significant environmental impact.
2 (b) the cumulative nature of the effects	Yes	The cumulative affect of several developer contributions to the rural road infrastructure may have a positive affect on the local environment by reduction of pollution from vehicles and protecting roadside verges.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	N/A
2 (d) the risks to human health or the environment (for example, due to accidents)	No	The Guidance takes into consideration the improvement to the existing rural roads infrastructure which could have a minimal but positive affect in reducing road traffic accidents.

Criteria for determining the likely significance of effects on the environment (2(e), 2(f) etc refer to paras in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	Only a small number of people in Highland will potentially be affected by the Guidance.
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 Guidance will prevent erosion of the rural road infrastructure and therefore help preserve the character of an area.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	The Guidance concerns existing rural road infrastructure and will therefore not have further affect on landscapes or other protected areas.

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A summary of our considerations of the significant environmental effects of SPG Open Space in new residential developments is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Guidance will have a positive impact on the rural roads of Highland by securing developer contributions towards improvement and repairs to the existing rural road infrastructure. It aims to mitigate potentially negative impacts from development on the rural roads network. It is considered that the impact of the Guidance upon the environment in general is little or no impact.

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**TABLE 3
SUMMARY RECORD OF COMMENTS FROM CONSULTATION AUTHORITIES**

GUIDANCE NOTE

It is not a statutory requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.

TITLE OF PLAN, PROGRAMME OR STRATEGY

Supplementary Planning Guidance on Developer Contributions for New Housing Development Accessed Off the Single Track Road Network

RESPONSIBLE AUTHORITY

The Highland Council

DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES

N/A

Consultation Authority	Views (if known at this stage)
Scottish Environment Protection Agency	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. soil and water)
Scottish Natural Heritage	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. flora, fauna and biodiversity)
The Scottish Ministers (Historic Scotland)	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. landscape and cultural heritage)

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TABLE 4 – RECORD OF POST SCREENING ACTION

<p>GUIDANCE NOTE</p> <p>It is not a requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.</p> <p>TITLE OF PLAN, PROGRAMME OR STRATEGY (PPS)</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Supplementary Planning Guidance on Developer Contributions for New Housing Development Accessed Off the Single Track Road Network</div> <p>RESPONSIBLE AUTHORITY</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">The Highland Council</div>	
<p>1 Responsible Authority and Consultation Authorities in agreement – PPS <u>is</u> likely to have significant environmental effects</p>	<div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div>
<p>2 Responsible Authority and Consultation Authorities in agreement – PPS <u>is not</u> likely to have significant environmental effects</p>	<div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div>
<p>3 Responsible Authority and Consultation Authorities cannot reach agreement – referred to the Scottish Ministers for their determination</p>	<div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div>
<p>4 Scottish Ministers' determination</p>	<div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div>
<p>5 Publicity requirements met</p>	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px; width: 40%;">YES</div> <div style="border: 1px solid black; padding: 5px; width: 40%;">NO</div> </div>
<p>6 Signature</p>	<div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div>
<p>Date</p>	<div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div>

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