

PRE-SCREENING NOTIFICATION

SEA PRE-SCREENING DOCUMENT

Responsible Authority: Perth and Kinross Council

Title of the plan: Beechgrove Affordable Housing Project

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

The Perth & Kinross Council prepares the Strategic Housing Investment Plan annually in its role as Strategic Housing Authority (SHIP). The Beechgrove Affordable Housing Project is included in the SHIP programme.

Plan subject:
(e.g. transport)

To proceed to appointing a design team being appointed to progress with the Perth & Kinross Council's Beechgrove Affordable Housing Project.

Brief summary of the plan:
(including the area or location to which the plan related)

The Perth & Kinross Council's affordable housing project will proceed to appoint a design team to develop detailed plans for the proposed 40 new homes.

Brief summary of the likely environmental consequences:
(including whether it has been determined that the plan is likely to have no or minimum effects, either directly or indirectly)

The design team will develop plans for the affordable housing project to submit a formal planning application to build new affordable housing.

Contact details:

[REDACTED]
[REDACTED]
Planning & Development | Perth & Kinross Council | Pullar House | 35 Kinnoull Street | Perth PH2 5GD | [REDACTED]

Date of opinion: 30th October 2023

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

¹ Please note: (A) The plan has to fall into Section 5(4) of the Environmental Assessment (Scotland) Act 2005 & (B) you should apply the criteria specified within Schedule 2 of this Act to reach a conclusion on no or minimal environmental effects: www.legislation.gov.uk/asp/2005/15/contents (delete this note before submission)

Link to SEA Guidance: <http://www.gov.scot/Resource/0043/00432344.pdf>

Box 1	<p>Name of the organisation that is responsible for the plan.</p> <p>Note: 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>Note: 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 pre-screening, knowing why a plan is being produced is one of the key components in understanding whether exemption is an option.</p>
Box 4	<p>The 2005 Act outlines the sectors as agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town & country planning and land use.</p>
Box 5	<p>The name of the plan alone can seldom offer sufficient information to understand what it covers and why it has been considered suitable for pre-screening.</p> <p>The description of the plan being pre-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. Brief descriptive information such as the area or location of the plan is required by the 2005 Act, but it can also prove helpful to include additional 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 can help paint a clear picture of whether pre-screening was suitable in the circumstances.</p>
Box 6	<p>As only those plans that have <u>no or minimal</u> effects on the environment can be pre-screened, it is important for a Responsible Authority to use the criteria detailed in Schedule 2 of the Environmental Assessment (Scotland) Act 2005 as a guide to providing a description of the likely environmental effects. This approach supports the transparency of the assessment process, whilst helping to ensure Responsible Authorities remain compliant with the requirements of this self-exemption route.</p> <p>Similarly to Box 5 above, it can prove helpful if a Responsible Authority provides additional information, such as a summary of the reasons why the plan will have no more than minimal effects on the environment, including any intrinsic mitigation, as well as any existing or future assessment needs within the plan hierarchy.</p> <p>In those cases where a Responsible Authority is uncertain of the scope of the likely environmental effects, pre-screening is not recommended. In this scenario, screening the plan is likely to be a better option.</p>