**Strategic Environmental Assessment**

**SCREENING REPORT**

**Updated Callander South Masterplan Planning Guidance**

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| **STEP 1 – DETAILS OF THE PLAN** | | |
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| **Responsible Authority:** | [Box 1.](#Box1)  Loch Lomond & The Trossachs National Park Authority |
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| **Title of the plan:** | [Box 2.](#Box2)  Loch Lomond & The Trossachs National Park Authority Updated Callander South Masterplan Framework – Planning Guidance |
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| **What prompted the plan:**  (e.g. a legislative, regulatory or administrative provision) | [Box 3.](#box3)  There is no legislative requirement to prepare the Framework. It was prompted to update the existing Framework and give more detailed guidance on developer contributions and requirements relating to the different parts of the allocated development site than what the existing planning guidance does. The Framework sits in the context of the Local Development Plan and land that it allocated in this area |
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| **Plan subject:**  (e.g. transport) | [Box 4.](#box4)  Planning - development |
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| **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) |
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| **Contact details:** | Derek Manson  LLTNPA  Carrochan  Balloch  G83 8EG  01389 722600  [livepark@lochlomond-trossachs.org](mailto:livepark@lochlomond-trossachs.org) |
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| **Date:** | 7h July 2022 |

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| **STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN** | | |
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| **Context of the Plan:** | This Planning Guidance (PG) will sit under the Council’s Local Development Plan 2 (LDP2) in the policy hierarchy and will provide additional guidance specifically relating to the implementation of the land allocated for development in Callander South. The land within the updated planning guidance area is all allocated and assessed through the development plan and corresponding SEA. These plans set the statutory policy context for determining applications in this area. These ‘parent’ plan policies and land allocations have been subject to SEA and HRA as part of their preparation. There was existing already Planning Guidance that covered the area that was screened out as part of the LDP. Whilst the existing planning guidance has been helpful to set the context of the area it was drafted some time ago and it is considered necessary to update the existing Planning Guidance to take account of recent planning applications and consents in the masterplan area and also provide more explicit guidance in terms of developer and infrastructure requirements across the whole site and how this will be delivered and by whom. The overall outcome of the PG is to provide greater detail on implementing a coordinated high quality development across several different developers and deliver the development plan aspirations for the area. |
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| **Description of the Plan:** | The updated Callander South Masterplan Framework Planning Guidance will bring together updated information since the first planning guidance was adopted and set out more detailed expectations regarding the expectations on the delivery of infrastructure across the site to ensure a high quality co-ordinated development is delivered. It does not allocate any additional land for development than what is allocated in the Local Development Plan, but presents the type of infrastructure that should be delivered and by whom to ensure a high quality development is delivered. It seeks to help co-ordinate the delivery of this infrastructure including helping set out the role of the public sector . |
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| **What are the key components of the plan?** | There will be a masterplan principles, infrastructure apportionment and phasing and design guidance. The text and maps presented are indicative to show aspirations and highlight to developers what they will be expected to contribute towards across the site to ensure the delivery of the different types of infrastructure required to deliver a high quality co-ordinated development at this site. |
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| **Have any of the components of the plan been considered in previous SEA work?** | Yes, the Local Development Plan underwent full SEA which looked at this allocation. The initial planning guidance was screened out as part of the Local Development Plan. The area of land is the same as was considered in the LDP and associated planning guidance. |
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| **In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:** | All the elements have at some stage undergone SEA this guidance will have more details of dividing up the site to show indicative infrastructure requirements for the different development parcels which provides further detail than previous assessments undertook. |  |
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| **STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND**  **CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Box 10)** |

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|  | **Environmental Topic Areas** | | | | | | | | | | **Explanation of Potential Environmental Effects** | **Explanation of Significance** |
| **Plan Components** | Biodiversity, flora and fauna | Population and human health | Soil | Water | Air | Climatic factors | Material assets | Cultural heritage | Landscape | Inter-relationship issues |  |  |
| Shared Infrastructure Apportionment and phasing | ✓ | ✓ | 🗶 | 🗶 | 🗶 | 🗶 | ✓ | 🗶 | ✓ | ✓ | .  The shared infrastructure apportionment and phasing section of the updated Masterplan PG is likely to interact with a number of environmental topic areas. This is mainly due to the potential land use and development impacts relating to the proposal area, **which could result in impacts on the environment, both positive and negative** **across the topic areas however none are expected to be significant**. The existing Planning Guidance set a framework for development across the site set within set land allocated through the LDP2. The updated Planning Guidance will take this a step further and seek to include this framework but also provide further detail to on the infrastructure requirements to ensure that the co-ordination and delivery of infrastructure is achieved across the whole development site. As was the case with the existing Planning Guidance the site assessment findings through the LDP2 and SEA process will be integrated into the Masterplan PG in the form of mitigation and enhancement measures and transformed into key requirements for the developer. The document is to aid the planning service and private developers to know the set requirements and opportunities within the Masterplan area for all new development and ensure that the co-ordination and delivery of infrastructure is achieved across the whole development site and that any development design will consider the on the ground environment as part of the design process . | |
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| **STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING** | | | | |
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| **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 updated Callander South Masterplan Framework Planning Guidance will support the implementation of the Local Development Plan, while not forming statutory guidance. As outlined in the above initial components assessment, it is likely to interact with a number of environmental topic areas due to the potential land use and development impacts relating to the proposal area, which could result in impacts on the environment, both positive and negative in relation to the different topic areas but none are of significance in any of the topics. The Planning Guidance will be within set land allocations and delivered in line with the policy framework through the LDP2. The policy and site assessment findings through the LDP and SEA processes are already integrated into the existing Planning Guidance in the form of mitigation measures and whist the existing mitigation measures will be rolled forward into the updated guidance it is anticipated that through setting out additional detail on developer requirements this will be further embed the delivery of mitigation measures in the updated planning guidance through key developer requirements such as landscape planting, path networks avoiding known environmental assets. This information will be included as part of the developer requirements set out within the updated Masterplan. The Planning Guidance will be a document to aid the planning service and private developers to know the set requirements and opportunities within the Masterplan area for all new development. Whilst it is anticipated that the Planning Guidance will have some environmental impacts, to an extent, the overall environmental impacts of the Planning Guidance itself are unlikely to be significant as they have been identified and mitigated against through the Local Development Plan process. Therefore, it has been determined that, under Section 5(3) of the Environmental Assessment (Scotland) Act 2005, a full SEA is not required. | |
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| 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. | | | | |
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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](http://www.legislation.gov.uk/asp/2005/15/contents) ***(delete this note before submission)***

**Completion guidance (Please delete before submission)**

**Link to SEA Guidance:** [**http://www.gov.scot/Resource/0043/00432344.pdf**](http://www.gov.scot/Resource/0043/00432344.pdf)

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| Box 1 | Name of the organisation that is responsible for the plan.  **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)). |
| Box 2 | Name of the plan.  **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)). |
| Box 3 | 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. |
| Box 4 | 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. |
| Box 5 | 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.  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.  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. |
| Box 6 | 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:   * 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. * Its spatial scope - i.e. will it be nationally, regionally or locally focused, will there be specific area, location or boundary outlined. * Its temporal scope – i.e. will it be introduced for a set period of time before the next iteration? * 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). * Any new powers the plan may be given or may give to other activities * The vision, objectives and aims of the plan where these are clear.   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. |
| Box 7 | 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. |
| Box 8 | Are you confident that all significant environmental effects arising from this plan have already been covered in earlier SEA work?  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.  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.  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. |
| Box 9 | 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. |
| Box 10 | Is the plan, and its components, likely to have potential interactions with the environment, either direct or indirectly?  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.  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 <http://www.gov.scot/Publications/2013/08/3355/3>).  Note the 2005 Act does not distinguish between positive and negative environmental effects and either, if significant, could trigger an SEA. |
| Box 11 | 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.  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.  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. |