

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 strategy entitled:

Supplementary Guidance: Low and Zero Carbon Buildings

The Responsible Authority is:

Aberdeen City Council

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

Contact Name	Daniel Harrington
Job Title	Senior Planner
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PART 7

(Signature electronic signature is acceptable)	<i>Daniel Harrington</i>
Date	1 March 2013

SEA SCREENING REPORT - KEY FACTS

Responsible Authority Aberdeen City Council

Title of PPS Supplementary Guidance: Low and Zero Carbon Buildings

Purpose of PPS The purpose of this Supplementary guidance is to provide additional detail on Local Development Plan Policy R7 – Low and Zero Carbon Buildings. It sets out how the percentage of low and zero carbon generating technologies required will increase over time. It also outline the eligible technologies.

What prompted the PPS
(e.g. a legislative, regulatory or administrative provision) Aberdeen Local Development Plan Policy R7 – Low and Zero Carbon Buildings details that further guidance on the implementation of the policy will be detailed in Supplementary Guidance.

Subject Land Use Planning.

Period covered by PPS 2012 onwards

Frequency of Updates The guidance will be reviewed as and when necessary. As a minimum the guidance will be reviewed every five years in line with the Local Development Plan cycle.

Area covered Aberdeen City

Summary of nature/Content of PPS The Supplementary Guidance sets out the proportion of predicted carbon dioxide emissions to be saved from the use of low and zero carbon technologies. It also provides guidance on the permitted technologies, the considerations for larger development areas and how compliance with the policy is to be demonstrated.

Are there any proposed PPS Objectives? **Yes** **No**

Copy of PPS attached? **Yes** **No**
 A copy of the existing guidance that is to be amended is available at:
[http://www.aberdeencity.gov.uk/nmsr
 untime/saveasdialog.asp?IID=31832&
 sID=14394](http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=31832&sID=14394)

Date 1 March 2013

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This forms Supplementary Guidance to the Aberdeen Local Development Plan and an Environmental Assessment has been made as a part of the Aberdeen Local Development Plan. This Supplementary Guidance was consulted on with the Proposed Local Development Plan and previously adopted in March 2012. Minor amendments have been made and further consultation undertaken. Therefore, this guidance is subject to the requirements of Environmental Assessment (Scotland) Act 2005.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS

Supplementary Guidance: Low and Zero Carbon Buildings

RESPONSIBLE AUTHORITY

Aberdeen City Council

Criteria for determining no or minimal effects on the environment	Likely to have no or minimal environmental effects	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 effects	The Guidance will set a framework for new buildings. The policy requirement in the Aberdeen Local Development Plan and the original version of this Supplementary Guidance were assessed as a part of the Aberdeen Local Development Plan Environmental Report and no likely significant environmental effects was identified. The Guidance does not promote any specific locations for development it merely identifies what must be taken into account when considering applications.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No effects	The Guidance does not intend to influence any other PPS in the hierarchy, it merely provides additional detail on the Local Development Plan.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development.	No effects	This Guidance clarifies the policy in the Local Development Plan on Low and Zero Carbon Buildings and will, in itself, have limited impact on promoting sustainable development.
1(d) environmental problems relevant to the PPS	No effects	There are no problems relevant to this Guidance.

Criteria for determining no or minimal effects on the environment	Likely to have no or minimal environmental effects	Summary of significant environmental effects (negative and positive)
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 effects	This Guidance does not intend to implement any EU legislation.
2 (a) the probability, duration, frequency and reversibility of the effects	No effects	This Guidance is not likely to lead to any negative environmental effects associated with any probability, duration, frequency, or reversibility in environmental terms.
2 (b) the cumulative nature of the effects	No effects	This Guidance does not have a cumulative impact in environmental terms.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No effects	This Guidance is not likely to have any effects beyond the borders of Scotland or UK.
2 (d) the risks to human health or the environment (for example, due to accidents)	No effects	The promotion of low energy buildings and the use of renewable technologies will not have a significant impact on health.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No effects	This Guidance applies new buildings and it does not promote development, but merely identifies considerations for determining planning applications. The magnitude of the effects is not significant.
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 effects	This Guidance does not apply to specifically to any vulnerable areas.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No effects	This Guidance will have no discernable impact on landscapes or areas of protection.

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A summary of our considerations of the significant environmental effects of Supplementary Guidance: Low and Zero Carbon Buildings is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

This Supplementary Guidance is in support of the Aberdeen Local Development Plan and provides detail on the requirements for low and zero carbon technologies to be incorporated into new developments. This Guidance clarifies the policy in the Local Development Plan on Low and Zero Carbon Buildings. An assessment of the Supplementary Guidance was made alongside the Local Development Plan and was adopted in March 2012. Minor amendments have been made to the guidance to reflect changes to the building standards energy requirements ensuring that half the overall saving is achieved through the use of low and zero carbon generating technologies. This amendment to the Supplementary Guidance is considered to have limited impact on the environment and any effects are not likely to be significant. For these reasons SEA will not be required.

A summary of our considerations of the significant environmental effects of Supplementary Guidance: Wind Turbine Development in Aberdeen City is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

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 Guidance: Low and Zero Carbon Buildings

RESPONSIBLE AUTHORITY

Aberdeen City Council

DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES

22 March 2013

Consultation Authority	Views (if known at this stage)
Scottish Environment Protection Agency	Significant environmental effects - NO
Scottish Natural Heritage	Significant environmental effects - NO
The Scottish Ministers (Historic Scotland)	Significant environmental effects - NO

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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-top: 5px;">Supplementary Guidance: Low and Zero Carbon Buildings</div> <p>RESPONSIBLE AUTHORITY</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">Aberdeen City 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; width: 100%;"></div> <div style="border: 1px solid black; height: 25px; width: 100%; margin-top: 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; padding: 5px; margin-top: 5px;">Agreed</div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">27 March 2013</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; width: 100%; margin-top: 5px;"></div> <div style="border: 1px solid black; height: 25px; width: 100%; margin-top: 5px;"></div>
<p>4 Scottish Ministers' determination</p>	<div style="border: 1px solid black; height: 25px; width: 100%; margin-top: 5px;"></div> <div style="border: 1px solid black; height: 25px; width: 100%; margin-top: 5px;"></div>
<p>5 Publicity requirements met</p>	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px; width: 40%;">YES</div> <div style="border: 1px solid black; width: 40%;"></div> </div>
<p>6 Signature</p>	<div style="border: 1px solid black; padding: 5px; margin-top: 5px;"><i>Daniel Harrington</i></div>
<p>Date</p>	<div style="border: 1px solid black; padding: 5px; margin-top: 5px;">27 March 2013</div>

