

**SEA Screening Report  
Supplementary Guidance: Developer Contributions**

**Dundee City Council  
Dundee House  
50 North Lindsay Street  
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## **PART 1**

To: SEA.gateway@scotland.gsi.gov.uk  
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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:

Developer Contributions Supplementary Guidance

**The Responsible Authority is:** Dundee City Council

## **PART 3**

Screening is required by the Environmental Assessment (Scotland) Act 2005. Our view is that **an SEA is not required** because the PPS is unlikely to have significant environmental effects

## **PART 4**

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## **PART 5**

**Signature:** stephen.page@dundeecity.gov.uk

**Date:** 27/2/14

**Responsible Authority:** Dundee City Council

**Title of PPS:** Developer Contributions Supplementary Guidance

**Purpose of PPS:** The Supplementary Guidance is being prepared in support of the adopted Dundee Local Development Plan 2014. It seeks to aid landowners, developers and the local authority with certainty about the likely level and nature of developer contribution for development sites from an early stage.

**What Prompted the PPS:** The need for and scope of this Supplementary Guidance is identified in the adopted Dundee Local Development Plan 2014

**Subject:** Developer Contributions related to Land Use Planning

**Period Covered by PPS:** Five years from date of adoption or earlier if required in light of experience in use

**Frequency of Updates:** Five years from date of adoption or earlier if required in light of experience in use

**Area covered by PPS:** Dundee City Council Area – as shown in the map in Appendix 1

**Summary Of Nature/content of PPS:** The Supplementary Guidance aims to provide landowners, developers and the local authority with certainty about the likely level and nature of developer contribution for development sites from an early stage. The Guidance does not introduce new policies nor development sites.

**Date:** 27/2/14

Our determinations regarding the likely significance of effects on the environment of Developer Contributions Supplementary Guidance is set out in table 1:

**Table 1 – likely significance of effects on the environment:**

**Title of PPS:** Developer Contributions Supplementary Guidance

**Responsible Authority:** Dundee City Council

<p><b>Criteria for determining the likely significance of effects on the environment</b> (1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p>Likely to have significant environmental effects?  YES/NO</p>	<p><b>Summary of significant environmental effects (negative and positive)</b></p>
<p><b>1. The Characteristic Of The Plan</b></p>		
<p>1(a) the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</p>	<p>NO</p>	<p>The PPS offers clarity for financing methods of mitigating environmental and other impacts of development . It applies to the whole of the Dundee City Council area and as such is general in nature. It is not the intention that the Guidance identifies what those environmental impacts are for any specific development site, nor the measures required to mitigate or otherwise address those. The assessment of individual sites is considered a matter for the Local Development Plan and the Planning Application process.</p>
<p>1(b) the degree to which the plan influences other plans including those in a hierarchy</p>	<p>NO</p>	<p>The PPS is in support of the adopted Dundee Local Development Plan 2014 and in particular Policy 19 (Funding of On and Off Site Infrastructure Provision). It exists at the lowest level of the Statutory Development Plan hierarchy and as such does not offer instruction to other PPS. It will be a material consideration in the consideration of development proposals.</p>
<p>1(c) the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>NO</p>	<p>The Guidance promotes a methodology for the financing of development, which may include elements associated with environmental considerations or the promotion of sustainable development. It is not within the remit of this guidance to identify environmental considerations for individual development sites.</p>
<p>1(d) environmental problems relevant to the plan</p>	<p>NO</p>	<p>In addressing the funding mechanism for development contributions it allows for the financing of issues related to items such as Flooding, Green Networks and Transportation</p>
<p>1(e) the relevance of the plan for the implementation of European Community legislation on the environment (for example, plan linked to waste management or water protection)</p>	<p>NO</p>	<p>The PPS identifies options for the financing of issues related to items such as Flooding, Green Networks and Transportation when associated with a development proposal.</p>

2. The characteristics of the effects and the area likely to be affected		
2 (a) the probability, duration, frequency and reversibility of the effects	NO	The PPS will have no direct physical effects as it is related to finance only
2 (b) the cumulative nature of the effects	NO	see 2(a)
2 (c) transboundary nature of the effects	NO	The PPS is restricted in scope to developments within the Dundee City Council area only.
2 (d) the risks to human health or the environment (for example, due to accidents)	NO	see 2(a)
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	NO	The PPS will have no direct physical effects as it is related to finance only. The PPS is restricted in scope to developments within the Dundee City Council area only.
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 PPS will have no direct physical effects as it is related to finance only
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	NO	The PPS will have no direct physical effects as it is related to finance only

A Summary of our considerations of the significant environmental effects of Developer Contributions Supplementary Guidance is given below:

### **Table 2 – summary of Environmental Effects**

No direct environmental effects have been identified as a result of the intended content of the Supplementary Guidance. The Guidance is informed by the Dundee Local Development Plan policies (Principally Policy 19: Funding of On and Off Site Infrastructure Provision). Whilst the guidance is concerned with the financing of items which may include environmental effects, such effects and mitigation are considered and examined elsewhere. The Dundee Local Development Plan has been subject to SEA and is the primary means by which development sites are allocated and where impacts have been already been assessed.

**Appendix 1**

Map of area covered by PPS



