

**GLASGOW CITY COUNCIL
DESIGN GUIDE FOR NEW RESIDENTIAL STREETS
STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)
SEA SCREENING REPORT AND STATEMENT OF REASONS**

1. An SEA Screening report is attached for the Policy/Proposal/Strategy (PPS) entitled
“Design Guide for New Residential Streets”

The responsible authority is Glasgow City Council.

The Council's view is that screening is required by the Environmental Assessment (Scotland) Act 2005 because the PPS falls within the scope of Section 5(4) of the Act.

Our conclusion at the end of this screening is that an SEA is not required because the PPS is unlikely to have significant environmental impacts. In reaching this conclusion we have taken into account the criteria for determining the likely significant effects on the environment set out in Schedule 2 of the Act. Our reasoning for this conclusion is set out in the report below.

Contact Name: Sarah Shaw

Job Title: Planning Officer, Development and Regeneration Services, Glasgow City Council, 231 George Street, G1 1RX

Contact: 0141 287 6066 sarah.shaw@drs.glasgow.gov.uk

Key Facts

The Design Guide for New Residential Streets has been prepared by Glasgow City Council Development and Regeneration Services and Land Services. The guide has been produced to provide a corporate interpretation of the Scottish Government's policy document Designing Streets.

The document has to provide a comprehensive guide for developers and their agents to allow them to meet Glasgow City Council's aspirations with regard to the design of new residential areas, and obtain Planning Permission and Road Construction Consent in the most timeous manner.

The document will set out procedures and principles for the development of new residential areas. It will replace the residential new build section of the existing Roads Development Guide, and provide design guidance which will become supplementary planning guidance, before being incorporated into the forthcoming development plan.

The document will be produced for external consultation in August 2012 with the aim of receiving committee approval in November 2012.

The design guide will also be the subject of an Equality Impact Assessment.

Screening Assessment/Summary of Environmental effects

The Design Guide has been assessed in terms of the impact magnitude and the environmental sensitivity of the potential areas in which it will have an impact. In general the guide should have a slight positive impact, and little or no negative impact. This results overall in a positive impact which is therefore a non-significant impact in terms of magnitude.

The Design Guide will apply to all areas within Glasgow City Council where new residential developments are proposed. It will not apply to infill developments or non-residential developments. It will influence the layout of new areas but does not allocate sites for residential development or direct development towards specific sites. Thus the guide will have an impact on certain sites in Glasgow. These sites will have a range of environmental sensitivity.

One of the principles of the Design Guide is that the constraints affecting a site should form part of an appraisal of the site and its surroundings before development. This would include specific environmental sensitivities such as built or natural heritage, or flooding. The policies of the Design Guide itself are not considered to have any direct effect on areas of special characteristics of natural or cultural heritage. No landscapes of national importance are likely to be affected.

The Design Guide is unlikely to have direct relevance on the implementation of Community legislation on the environment. It does not have a transboundary effect.

The impacts of the Design Guide are likely to be permanent and irreversible as they relate to the built environment.

The cumulative effect of the Design Guide on the natural environment is likely to be positive in that it promotes the linking of green spaces, integration of Sustainable Urban Drainage Systems (SUDS) and provision of street trees.

The risks to human health have been considered in that the Design Guide has addressed the ability of all user groups to access and use new residential streets. Advice has been taken from members of groups such as RNIB which has resulted in specific guidance for street furniture, for example. The Design Guide is therefore considered to have a slight positive impact on human health.

In conclusion, the responsible authority, Glasgow City Council, is of the view that the Design Guide is unlikely to have significant environmental effects.

2. Statement of Reasons

Consultation Authorities: The Design Guide was issued to the relevant Consultation Authorities who agreed that the Design Guide was unlikely to have significant environmental effects:

Consultation Authority	Date of Opinion	Strategy Likely to have Significant Environmental Effects
Historic Scotland	30 August 2012	No
SEPA	24 August 2012	No
SNH	31 August 2012	No

For that reason and the reasons stated in the Screening Report above, Glasgow City Council determines that no Environmental Assessment is required for the guidance policy document "Design Guide for New Residential Areas".