

SEA Gateway
2H South
Victoria Quay
Edinburgh
EH6 6QQ

Date 21 January 2025

Your ref

Our ref WEPF/Screening

Dear Sir/Madam

Screening Determination – City Plan 2030 Supplementary Guidance on Developer Contributions and Infrastructure Delivery

This statement sets out the Council’s determination under Section 8(1) of the Environmental Assessment Scotland Act 2005 on whether or not a Strategic Environmental Assessment (SEA) is required for the above.

SEA Screening Process

The screening process involved consulting the Consultation Authorities on whether the above Supplementary Guidance is likely to have significant environmental effects. The responses are summarised as follows:

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Environment Scotland	No
Scottish Environment Protection Agency	No
NatureScot	No

In addition to consulting the above bodies, the Council has also taken into account the criteria set out in Schedule 2 of the Act in determining whether or not the Supplementary Guidance is likely to have significant environmental effects. The Council has determined that SEA is not required.

Yours sincerely,

Keith Miller

Senior Planner City Plan Team

Screening report

Responsible Authority:	City of Edinburgh Council
Title of the plan:	City Plan 2030 Supplementary Guidance on Developer Contributions and Infrastructure Delivery
What prompted the plan: (e.g. a legislative, regulatory or administrative provision)	Regulatory Provision. The Edinburgh City Plan 2030 Policy Inf3 requires development to be supported by sufficient infrastructure capacity to be delivered by the developer directly, or indirectly through developer contributions. The Plan states that the details relating to developer contributions will be set out in supplementary guidance. The guidance when adopted will become part of the development plan.
Plan subject: (e.g. transport)	Town and Country Planning and Land Use
Screening is required by the Environmental Assessment (Scotland) Act 2005. Based on Boxes 3 and 4, our view is that:	<input type="checkbox"/> 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 <input type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4) <input checked="" type="checkbox"/> An SEA is <u>not</u> required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within <input checked="" type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4)
Contact details:	Keith Miller City of Edinburgh Council, 2:4 Business Centre Waverley Court 4 East Market Street Edinburgh EH8 8BG
Date:	24/10/24

<p>Context of the Plan:</p>	<p>The City Plan 2030 (CP2030) sets out policies and proposals relating the development and use of land in the Edinburgh and will supersede the adopted Edinburgh Local Development Plan 2016. In particular, it sets out the Council’s approach to developer contributions and the delivery of infrastructure linked closely with the Action/Delivery Programme. The strategy of the CP2030 seeks an ‘infrastructure first’ approach, directing new development to where there is existing infrastructure and where required to support new development the Plan requires new and expanded community infrastructure including schools, healthcare, sustainable transport, green/ blue measures and public realm.</p>
<p>Description of the Plan:</p>	<p>This supplementary guidance has been prepared in connection with the adopted CP2030 Policy Inf 3 in relation to Infrastructure Delivery and Developer Contributions. The guidance aims to implement the provisions of the City Plan 2030. It aims to ensure that the impact of new development set out in the Plan is mitigated.</p>
<p>What are the key components of the plan?</p>	<p>The Supplementary Guidance consists of the following key components:</p> <p>Introduction and purpose Sets out statutory basis, CP2030 context, types of infrastructure, relationship to the Action/Delivery Programme, the contribution zone approach, and the method of application.</p> <p>Education Sets out the methodology for applying developer contributions for education provision, defines contribution zones and contribution tables/rates for zones.</p> <p>Transport Sets out the methodology for applying developer contributions for transport provision/interventions, defines contribution zones and contribution rates for zones.</p> <p>Healthcare Sets out the methodology for applying developer contributions for healthcare infrastructure, defines contribution zones and contribution rates for zones.</p> <p>Green Blue Infrastructure and Public Realm Sets out the methodology for applying developer contributions for green blue and public realm infrastructure, defines contribution zones where appropriate and contribution rates for zones.</p>
<p>Have any of the components of the plan been considered in previous SEA work?</p>	<p>The Supplementary Guidance on Infrastructure Delivery and Developer Contributions has been prepared in the context of the CP2030 which has been subject to full SEA.</p> <p>All of the Plan’s policies, including those on infrastructure delivery and developer contributions, have therefore been previously assessed and this SG implements these policies. Policy Inf 3 scored neutral/no significant effects under the various SEA objectives.</p> <p>The SG relates primarily to the collection of financial contributions towards the cost of infrastructure actions needed to mitigate the impact of development.</p>

	<p>The actions themselves are all either identified in the CP2030 and its Action/Delivery Programme. Therefore, they are considered to fall within the scope of the CP2030 spatial strategy, and do not require further strategic environmental assessment in this SG.</p>
<p>In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:</p>	<p>Education Transport Healthcare Green Blue Infrastructure and Public Healthcare</p>

**Identifying interactions of the plan with the environment and
Considering the likely significance of any interactions (Box 10)**

Plan Components	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues	Explanation of Potential Environmental Effects	Explanation of Significance
Education	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	This component sets out technical details regarding the application of developer contributions, in order to deliver education infrastructure in line with the CP2030 development strategy. As a result it does not have any environmental effects. The SG sits within a wider development plan context which has had SEA.	No significance
Transport	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	This component sets out technical details regarding the application of developer contributions, in order to deliver transport infrastructure in line with the CP2030 development strategy. As a result it does not have any environmental effects. The SG sits within a wider development plan context which has had SEA.	No significance
Healthcare	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	This component sets out technical details regarding the application of developer contributions, in order to deliver healthcare infrastructure in line with the CP2030 development strategy. As a result it does not have any environmental effects. The SG sits within a wider	No significance

<p>Summary of how environmental principles have been considered: (including an outline of how the guiding principles, as set out in section 13 of the Continuity Act, are relevant to the plan)</p>	<p>The guiding principles set out in section 13 of the Continuity Act are as follows:</p> <ul style="list-style-type: none"> • Protecting the environment should be integrated into the making of policies; • The precautionary principle; • The principle that preventive action should be taken; • The principle that environmental damage should as a priority be rectified at source; and • The principle that the polluter should pay. <p>As part of the process of preparing the City Plan 2030 the Council has carried out the SEA process in accord with the 2005 Act and prepared an Environmental Report. Although that assessment did not expressly refer to the guiding principles, due to it being prepared prior to the Continuity Act, the intent of the principles has been embodied within the SEA process itself, for example, through the identification of environmental mitigation requirements which have been set out as either policy requirements or in associated masterplans/site briefs.</p>
<p>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.)</p>	<p>The Infrastructure Delivery and Developer Contributions supplementary guidance sets out, in further detail than the City Plan 2030, the methodology and technical requirements for applying developer contributions in accord with the Plan’s strategy. It is not considered to have any direct significant environmental effects. Any environmental interactions are indirect and are associated with the formal allocations and policy requirements in the City Plan 2030, which has already been subject to the SEA process. Therefore the conclusions of the screening are that a SEA is not required.</p>

When completed send to: SEA.gateway@gov.scot or to the SEA Gateway, Scottish Government, Area 2F (South), Victoria Quay, Edinburgh, EH6 6QQ.