

Strategic Environmental Assessment Screening Report

Change of Use of Community Facilities and Services, Employment Sites and Retail Units

Supplementary Planning Guidance

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**CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL**

1. Introduction

- 1.1 This screening report is designed to determine whether or not the 'Change of Use of Community Facilities and Services, Employment Sites and Retail Units' Supplementary Planning Guidance (SPG) should be subject to a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and programmes Regulations 2004.

2. Background to the 'Change of Use of Community Facilities and Services, Employment Sites and Retail Units' SPG

- 2.1 The 'Change of Use of Community Facilities and Services, Employment Sites and Retail Units' SPG applies to the Isle of Anglesey and Gwynedd Local Planning Authority areas, and supports and supplements the relevant policies contained within the adopted Anglesey and Gwynedd Joint Local Development Plan (JLDP) that was adopted on 31 July 2017.
- 2.2 Community, retail and economic facilities can often serve as social and cultural hubs, promote economic prosperity and encourage sustainable development in communities. With this in mind, there is a need to try to safeguard these types of uses in order to achieve the aim of creating viable, healthy and self-sufficient communities.

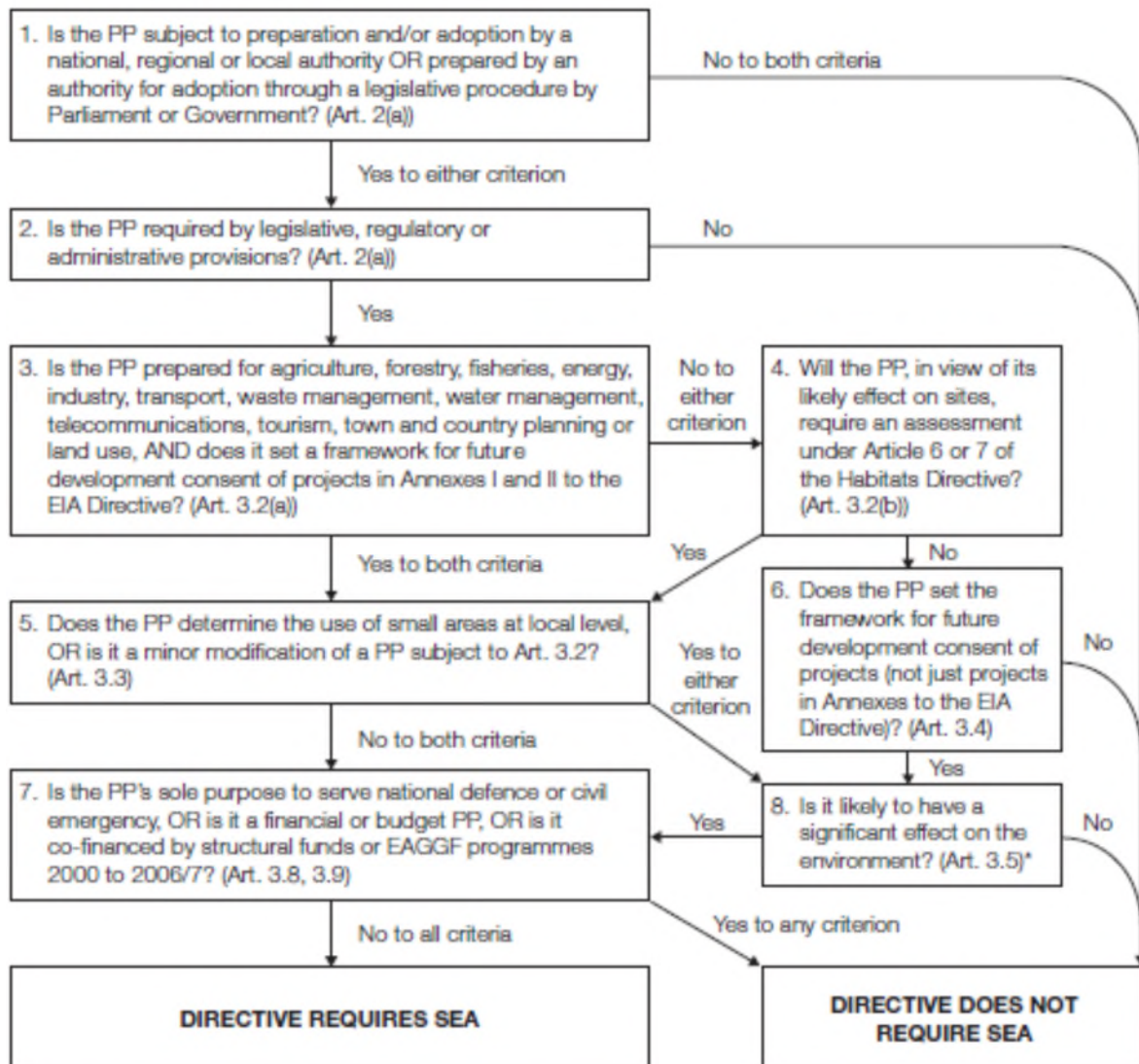
3. Strategic Environmental Assessment

- 3.1 The objective of Strategic Environmental Assessment is to provide a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.
- 3.2 The SEA Regulations 2004 place an obligation on local authorities to undertake a SEA on plans or projects:
- That are required for town and country planning or land use; and
 - Set the framework for future development consent of projects listed in Annex I or II to European Council Directive 85/337/EEC
- 3.3 The SPG sets the framework for development in the future, which means it could be considered a 'plan' or 'programme' within the meaning of the SEA Directive and could therefore require an 'environmental assessment'. The regulations advise that a specified set of criteria (set out in Schedule 1 of the regulations) should be used to demonstrate whether a plan should be subject of an SEA. These criteria have been considered in determining whether the SPG should be the subject of a SEA.

4. SEA Screening

- 4.1 This section assesses if the SPG falls under the legislation that will require a SEA to be undertaken. The following flowchart will be used against the document to assess whether a SEA is required under the European Directive:

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

Figure 1: Source: A Practical Guide to the SEA Directive ODPM 2005

4.1 Table 4.1 below outlines the responses to the questions posed in Figure 1 in relation to the 'Change of Use of Community Facilities and Services, Employment Sites and Retail Units' SPG.

Table 4.1: Application of the flowchart – is a SEA required?

Question in Flowchart	Assessment
1. Is the SPG subject to preparation and/or adoption by a national, regional or local authority, OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Article 2(a))	Yes. The guidance has been prepared by and will be adopted by Anglesey County Council and Gwynedd Council.
2. Is the SPG required by legislative, regulatory or administrative provisions? (Article 2(a))	Yes. The JLDP commits the Councils to produce a 'Change of Use of Community Facilities and Services, Employment Sites and Retail Units' SPG to provide guidance on how to implement Policies ISA 2, MAN 1, MAN 2, MAN 3, MAN 4, CYF 1, CYF 3, CYF 5.
3. Is the SPG prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, tourism, telecommunications, town and country planning or land use, AND does it set a framework for future development consent of projects in Annex I and II to the EIA Directive? (Article 3.2(a))	Yes. The adopted SPG will be a material planning consideration and therefore will be used for Town and Country Planning processes.
4. Will the SPG, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitat Directive? (Article 3.2(b))	This SPG has been subject to a separate HRA screening assessment.
5. Does the SPG determine the use of small areas at local level OR is it a minor modification of a plan/programme subject to Article 3.2? (Article 3.3)	Yes. The SPG supports the JLDP to assess planning applications.
6. Does the SPG set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Article 3.4)	The SPG will be used for Town and Country Planning processes and could be used with wider planning policies to create a decision making framework.
7. Is the SPG's sole purpose to serve national defence or civil emergency, OR is it a financial or budget SPG OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Article 3.8, 3.9)	Not applicable
8. Is it likely to have a significant effect on the environment? (Article 3.5)	See Table 4.2

- 4.2 Table 4.2 below uses criteria taken from Schedule 1 of the Environmental Assessment of Plans and programmes Regulations 2004 to determine if the SPG is likely to have a significant effect on the environment in order to answer question 8 in Table 4.1

Table 4.2: Criteria for determining the likely significance of environmental effects of the SPG

SA Directive Criteria	Potential Effects of SPG	Is there a likely significant effect?
1. The characteristics of plans and programmes, having regard, in particular to:		
1.1 The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocation resources.	The SPG is primarily a guidance document and is not considered to alter the strategic policy framework. It does not present new policies or proposals nor does it amend current JLDP policies and serves only to expand on the existing policies in the JLDP relating to the change of use of community facilities and services, employment sites and retail units. The framework has already been set by the adopted JLDP policies which have already been subject to SEA. The SPG is not a rigid land use allocation but sets the broad planning context and development principles associated with the change of use of community facilities and services, employment sites and retail units within the context set out in Policies ISA 2, MAN 1, MAN 2, MAN 3, MAN 4, CYF 1, CYF 3, CYF 5..	No
1.2 The degree with which the plan or programme influences other plans and programme including those in a hierarchy.	The purpose of this SPG is to provide guidance on adopted JLDP policies. As such it will not influence other plans and programmes. It will only provide further additional details and will not introduce new policies nor amend existing adopted policies.	No
1.3 The relevance of the plan or programme for the integration of environmental consideration in particular with a view to promoting sustainable development.	The SPG provides guidance with regards to the change of use of community facilities and services, employment sites and retail units in accordance with policies ISA 2, MAN 1, MAN 2, MAN 3, MAN 4, CYF 1,	No

	<p>CYF 3, CYF 5.and other relevant policies which were subject to SEA. The aim of this policy is to encourage sustainable development with regards to community facilities, employment sites and retail units. Consequently it has no relevance to the integration of environmental considerations.</p> <p>However, it does have social and economic considerations with regards to sustainable development. The SPG will facilitate the aim of sustainable development by providing clear and consistent guidance on safeguarding on safeguarding community facilities, employment sites and retail units.</p>	
1.4 Environmental problems relevant to the plan or programme.	The SPG itself will not have any adverse impacts on the environment. The SPG ensures that environmental and landscape considerations are considered as part of the planning application process. The guidance contained ensures that no development will have an adverse effect on the environment. By safeguarding community facilities, employment sites and retail units, the Guidance will help support communities including rural communities and consequently help protect the environment.	No
1.5 The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. waste management or water protection)	Not relevant. The SPG supplements adopted planning policies and is not relevant to the implementation of community legislation on the environment. The principle of development is considered through the JLDP which has been subject to SEA.	No
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
2.1 The probability, duration, frequency and reversibility of the effects.	It is considered that the effects of implementing of the SPG will be positive, as it will help mitigate against any harmful	No

	social/environmental impacts associated with development.	
2.2 The cumulative nature of the effects.	The cumulative impact of the effects of the Guidance should be positive with regard to the principles of sustainable development.	No
2.3 The trans-boundary nature of the effects.	The SPG will be limited for use within the Anglesey and Gwynedd Local Planning Authority Areas.	No
2.4 The risks to human health or the environment (e.g. due to accidents).	It is not considered that the SPG would present a risk to human health or the environment. It is considered that there are likely to be improvements to human health and well-being as community facilities are safeguarded especially when considering that such facilities are important elements in supporting flourishing and healthy neighbourhoods.	No
2.5 The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The SPG covers the Anglesey and Gwynedd Local Planning Authority areas and will primarily have a positive effect on the resident population in these areas.	No
2.6 The value and vulnerability of the area likely to be affected due to: i) the special natural characteristics or cultural heritage; ii) Exceeded environmental quality standards or limit value; iii) Intensive land use	It is considered that the SPG will not have any effect on areas which have value/are vulnerable. Any planning application will be assessed against the relevant policies before planning permission is granted.	No
2.7 The effects on areas or landscapes which have a recognised national, Community or international protection status.	The SPG has no effect on areas or landscapes which have a recognised national, Community or protection status. Impacts on such areas will be considered through the application of other JLDP policies which have been subject to SEA. It is also noted that the SPG does not directly allocate land for particular development.	No

5. SEA Screening Summary

- 5.1 It is considered that the 'Change of Use of Community Facilities and Services, Employment Sites and Retail Units' SPG is unlikely to have significant effects on the environment. The SPG is not setting any new policies or allocations or amending policies in the adopted JLDP. Rather it is providing further guidance on existing policies contained within the Anglesey and Gwynedd JLDP which has been subject to SEA. As such, a SEA of the Guidance is not required.