

Environmental Assessment (Scotland) Act 2005

Strategic Environmental Assessment Screening Determination

for

**Stranraer Conservation Area Character Appraisal and Management
Plan, Supplementary Guidance, May 2018**

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**1.0 ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005
SCREENING DETERMINATION by DUMFRIES & GALLOWAY
COUNCIL**

NOTICE IS HEREBY GIVEN that Dumfries & Galloway Council has made a **determination** in respect of the **Stranraer Conservation Area Character Appraisal and Management Plan Supplementary Guidance**.

The Council has **determined** under Section 8(1) of the Act, and in consultation with the SEA Gateway, Historic Environment Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage, that the **document supplementary to the Local Development Plan** is unlikely to have significant environmental effects and therefore that a full strategic environmental assessment of it is **not** required.

A copy of the determination and Screening Report containing the Statement of Reasons is available for public inspection on the **Council's website** <http://www.dumgal.gov.uk/article/15342/Supplementary-guidance>

and at the Council Office, Ashwood House, Sun Street, Stranraer, DG9 7JJ or by email on request from: Development Planning LDP@dumgal.gov.uk or by telephoning 030 33 33 3000

David Suttie
Service Manager

31st May 2018

**2. Strategic Environmental Assessment (SEA)
Screening Determination under Section 8(1) of the
Environmental Assessment (Scotland) Act 2005
Stranraer Conservation Area and Management Plan,
Supplementary Guidance**

This statement sets out Dumfries & Galloway Council's determination under Section 8(1) of the Act as follows:

1. Dumfries & Galloway Council consulted the consultation authorities referred to below through the Scottish Government's SEA Gateway with its SEA Screening Report on 02 May 2018. The report set out the reasons why the Council is of the opinion that the supplementary guidance is not likely to have significant environmental effects.

2. The Council agrees with the opinions of the consultation authorities in their responses as to whether the application of the supplementary guidance is likely to have significant environmental effects:

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Scottish Environment Protection Agency	No
Historic Environment Scotland	No
Scottish Natural Heritage	No
OVERALL VIEW	No

3. SEA Screening Report

The Council has considered the likely significance of effects on the environment of the 'Supplementary Guidance – Stranraer Conservation Area Character Appraisal and Management Plan' as set out in the following summary. Table 1 below has a fuller explanation of how these conclusions have been reached.

Summary of Environmental Effects

The SG is not considered to have any significant environmental effects as it will provide only information for decision makers, the public and other stakeholders of the special character, qualities, threats, opportunities and constraints within the area. The Stranraer Conservation Area Character Appraisal and Management Plan will define the special characteristics of the built heritage within the designated area and will serve as a management tool for making decisions and identifying opportunities for further action by the local planning authority and others in preparing enhancement schemes.

Table 1: Likely Significance of Effects on the Environment

[The paragraph numbers in the table 1(a), 1(b), 2(a), 2(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005.]

Criteria for determining the likely significance of effects on the environment *	Likely to have significant environmental effects? Yes/No	Summary of significant environmental effects (negative and positive)
1 (a) To what degree will the PPS set the framework for projects and other activities, either with the regard to the location, nature, size and operating conditions or by allocating resources?	No	The SG 'Stranraer Conservation Area Character Appraisal and Management Plan' does not set a framework but provides information on the merits, constraints and threats to the area designated for its special qualities. It sets out ways in which the character should be managed and indicates opportunities for the long term preservation or enhancement of the area.
1 (b) Will the PPS influence other plans, programmes and strategies (including those in the hierarchy) and to what degree?	No	The SG provides background guidance to policy within the adopted Local Development Plan and does not seek to directly influence other programmes and strategies other than to support applications for funding which seek to preserve or enhance the character of the conservation area.

1 (c) Is the PPS relevant to the integration of environmental considerations, in particular with a view to promoting sustainable development?	No	The SG will help to integrate environmental considerations and promote sustainable development although this will only be in a supportive role, such as encouraging repair and climate change adaptations to existing buildings within the conservation area.
1 (d) What are the environmental problems that are relevant to the PPS?	No	The appraisal does not introduce any new policy considerations and consequently no environmental issues are raised.
1 (e) Will the PPS be relevant to the implementation of Community Legislation on the environment? (e.g., PPS linked to waste management or water protection)	No	The appraisal does not introduce any new policy considerations and would not be directly relevant to this issue. If applicable, this would be considered in the assessment of individual planning applications.
2 (a) Will the environmental effects be significant when consideration is given to their probability, duration, frequency and reversibility?	No	There are no significant environmental effects identified.
2 (b) Will the environmental effects be cumulative in nature? (Consider the impact of other PPS's as well as local conditions)	No	There are no significant environmental effects identified. However, it is intended that the document will encourage incremental improvements in decision making which will produce modest cumulative improvement in the character of the conservation area.
2 (c) Will the environmental effects be trans-boundary in nature? (i.e., environmental effects on other Local Authorities or EU Member states)	No	No significant effects identified.
2 (d) Will the environmental effects be significant when consideration is given to the potential risks to human health? (e.g.,	No	No significant effects identified.

contribution to medical conditions or the possibility of accidents)		
2 (e) Will the environmental effects be significant when consideration is given to the potential magnitude and spatial extent of the effects? (e.g. geographical area and size of population likely to be affected)	No	There are no significant effects identified.
2 (f) Is 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 plan will have only positive effects on cultural heritage in a localised area and will not be significant. The appraisal seeks to control development to ensure protection of the character of the area.
2 (g) Will the PPS have a significant environmental effect on areas or landscapes which have a recognised national, Community or international protection status?	No	Stranraer Conservation Area has no environmental designations exceeding Category A Listed Building status. There are no other designations and the uses within the site do not have any significant impact on local or national environmental resources. As the CACAMP document is an assembly of information and assessment of the site and indicative ideas for actions which have not yet been proposed, it will in itself have very limited environmental effects. The CACAMP highlights the importance of preserving or enhancing any areas of local archaeological. Any future actions within the Stranraer Conservation Area will be separate proposals which will be subject to the scrutiny of the planning system.

4. Consultation Authority Responses

Please note that some of the original responses were received in .pdf format and have been converted to MSWord in order to insert into this report, therefore the appearance may not be identical to the original.

A. SCOTTISH GOVERNMENT SEA GATEWAY RESPONSE

Local Government and Communities Directorate
Planning and Architecture Division



T: 0131-244 9571 F: 0131-244 7555

E: SEA.Gateway@gov.scot

Marie-Isabelle Marshall
Senior Planner,
Built Heritage Policy
Planning and Environment Services,
Dumfries and Galloway Council
Militia House,
English Street,
Dumfries, DG1 2HR

01372 Screening - Dumfries and Galloway Council - Supplementary Guidance - Stranraer Conservation Area Character Appraisal and Management Plan

29th May 2018

Dear Marie-Isabelle,

With reference to the Screening document you submitted on 2 May 2018.

The Consultation Authorities have now considered your screening request as per **Section 9(3)** of the **Environmental Assessment (Scotland) Act 2005**. For convenience I have set out, in the table below, their individual views on whether there is a likelihood of significant environmental effects.

Please note, these are the views and opinions of the Consultation Authorities on the likelihood of significant environmental effects arising from the plan or programme and not a judgement on whether an SEA is required. It is therefore for the Responsible Authority to determine whether an SEA is required in the circumstances. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Environment Scotland	No
Scottish Environment Protection Agency	No
Scottish Natural Heritage	No
OVERALL VIEW ON LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS	No

As the Consultation Authorities have now notified you of their views, you should now refer to the 2005 Act to consider your next step. You should of course take into account the advice offered by the Consultation Authorities.

You should note, as per Section 10 of the 2005 Act, within 28 days of your determination about whether an SEA is required or not, a copy of the determination and any related statement of reasons must be passed to the Consultation Authorities. This may be done via the SEA Gateway.

If you have any queries or would like me to clarify any points, please call me on 0131 244 9571.

Yours sincerely

Melissa Shields
SEA Gateway Administrator

B. SCOTTISH ENVIRONMENT PROTECTION AGENCY RESPONSE:



Our ref: PCS/158873
SG ref: SEA/01372/SCR

If telephoning ask for:
Julie Gerc

23 May 2018

Erin Dobson
SEA Gateway
Area 2 H South
Victoria Quay
Edinburgh
EH6 6QQ

By email only to: SEA_Gateway@gov.scot

Dear Madam

Screening Report Supplementary Guidance – Stranraer Conservation Area Character Appraisal and Management Plan

Thank you for your Screening Report consultation which SEPA received via the Scottish Government SEA Gateway on 2 May 2018.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005 we have considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment. Having reviewed the Screening Report, we consider that in respect of our main areas of interest (air, water, soil, human health, material assets (of which we have a specific interest in waste) and climatic factors) the Supplementary Guidance is unlikely to have significant environmental effects. Although we are of the view that significant environmental effects are not likely, it is for Dumfries and Galloway Council as the Responsible Authority to make a formal determination taking into account the consultation responses received.

If it is formally determined that SEA is required, you will be aware that the next stage requires the Responsible Authority to consult the Consultation Authorities on the proposed scope and level of detail to be included within the Environmental Report. This can be undertaken through preparation of a concise Scoping Report. We would encourage you to use the scoping process to focus the assessment on those SEA issues upon which there are likely to be significant environmental effects, to outline the baseline information you consider as most relevant and explain your proposed method of assessment. To assist with this process we have produced [SEA topic guidance](#) for those issues which fall within our remit. Further information on scoping can be found in the [Scottish Government SEA Guidance](#) (sections 3.4 to 3.8 in particular).

We are committed to providing early and focused advice and supporting continuous engagement and therefore if it is determined that SEA is required we would welcome the opportunity to meet with you and discuss these issues prior to the formal consultation. Should you wish to discuss this screening consultation please do not hesitate to contact me on 01698 839337 or via our SEA Gateway at sea.gateway@sepa.org.uk.

Yours sincerely

Julie Gerc
Senior Planning Officer

Ecopy: sea.gateway@hes.scot; sea_gateway@snh.gov.uk

C. HISTORIC ENVIRONMENT SCOTLAND RESPONSE:



By email to: sea.gateway@gov.scot

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

David Suttie
Service Manager
Planning and Environment

Enquiry Line: 0131-668-8716
Switchboard: 0131 668 8600
HMConsultations@hes.scot

Dumfries and Galloway Council
Kirkbank
English Street
Dumfries
DG1 2HS

Our ref: LDP/DUM Our case ID:
300019286 Your ref: 01372 Screening

21 May 2018

Dear Mr Suttie

[Environmental Assessment \(Scotland\) Act 2005](#)
[Dumfries and Galloway Council - SPG - Stranraer Conservation Area Character Appraisal and Management Plan](#)

Screening Report

Thank you for your consultation which we received on 02 May 2018 about the above screening report. We have reviewed the screening report in our role as a Consultation Authority under the above Act, in accordance with the requirements of Section 9(3). In doing so we have used the criteria set out in Schedule 2 for determining the likely significance of the effects on the environment. Please note that our view is based on main area of interest for the historic environment.

Our understanding from the submitted screening report is that this character appraisal and masterplan supports policy HE2 of the adopted Dumfries and Galloway Local Development Plan (LDP) as well as the relevant policy framework in the emerging LDP2. As these policies have been subject to assessment through the SEA of the LDP we note that the council considers that the appraisal and masterplan are unlikely to have significant effects on the environment. In light this and the information contained within the screening report we agree that the appraisal and masterplan in itself is unlikely to have significant effects on the historic environment.

However, as you will be aware, it is the responsibility of Dumfries and Galloway Council as the Responsible Authority to determine whether the guidance requires an environmental assessment and to inform the Consultation Authorities accordingly.

We hope this is helpful. Please contact us if you have any questions about this response. The officer managing this case is Andrew Stevenson who can be contacted by phone on 0131 668 8960 or by email on andrew.stevenson2@hes.scot.

Yours sincerely

Historic Environment Scotland

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**

D. SCOTTISH NATURAL HERITAGE RESPONSE



Scottish Natural Heritage
Dualchas Nàdair na h-Alba

All of nature for all of Scotland
Nàdar air fad airson Alba air fad

Mr David Suttie
Dumfries and Galloway Council
Kirkbank House
English Street Dumfries DG1 2HS

Date: 24 May 2018
Our ref: CEA150438 / A2616497
Your ref: 01372 Screening

Sent by email via: sea.gateway@gov.scot

Dear Mr Suttie,

**Environmental Assessment (Scotland) Act 2005: Stranraer Conservation Area
Character Appraisal and Management Plan
Screening Determination**

I refer to your screening consultation submitted on 27 April 2018 via the Scottish Government SEA Gateway in respect of the above plan. In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005, we have considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment.

We understand that the supplementary guidance is intended to provide detail on significant common themes, individual features and patterns of built development which contribute to the special architectural and historic interest and character of Stranraer Conservation Area. It also supports Local Development Plan (LDP) Policy HE2: Conservation Areas but does not in itself set out proposals in addition to those already included in SEA of the LDP. On that basis, we agree that the supplementary guidance is not likely to have significant environmental effects.

Please note that this consultation response provides a view solely on the potential for the plan or programme to have significant environmental effects. We cannot comment on whether or not the plan or programme meets other criteria determining the need for SEA as set out in the Act.

Should you wish to discuss this screening determination, please do not hesitate to contact Vivienne Gray on 0131 316 2644 or via SNH's SEA Gateway at sea.gateway@snh.gov.uk.

Yours sincerely

Niall Corbet
Operations Manager
Forth & South Scotland

Scottish Natural Heritage, Greystone Park, 55/57 Moffat Road, Dumfries, DG1 1NP
Tel: 0300 067 3200 Fax: 01387 259247 www.snh.gov.uk

Dualchas Nàdair na h-Alba, Pàirc Greystone, 55/57 Rathad Moffat, Dùn Phris, DG1 1NP
Fòn: 0300 067 3200 Facs: 01387 259247 www.snh.gov.uk/gaelic