

Environmental Assessment (Scotland) Act 2005

**Langholm Conservation Area Character Appraisal and Management Plan
Supplementary Guidance**

Strategic Environmental Assessment Screening Determination

APRIL 2022

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**SEA Gateway Covering Letter,
Historic Environment Scotland,
Scottish Environment Protection Agency,
Scottish Natural Heritage (NatureScot)**

1. Screening Determination, Environmental Assessment (Scotland) Act 2005.

NOTICE IS HEREBY GIVEN that Dumfries & Galloway Council has made a **determination** in respect of the **Langholm 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 Scottish Government's SEA Gateway, Historic Environment Scotland [HES], Scottish Environment Protection Agency [SEPA] and Nature Scot [formerly SNH], that the content of the document is unlikely to have significant environmental effects and therefore that a full strategic environmental assessment [SEA] is **not** required.

A copy of the determination and Screening Report containing the Statement of Reasons is available for public inspection at the address below and on the Council's website (www.dumgal.gov.uk/) at: [Strategic Environmental, Habitat and Equality Assessments - Dumfries and Galloway Council \(dumgal.gov.uk\)](#)

and on request by email from: ldp@dumgal.gov.uk

Or by writing to: Development Planning, Dumfries and Galloway Council, Kirkbank House, Dumfries, DG1 2HS.

Or by telephone through the main switchboard: 030 33 33 3000

David Suttie, Planning and Building Standards Service Manager

April 2022

2. Strategic Environmental Assessment (SEA) Screening Determination Under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 of the following document

Langholm Conservation Area Character Appraisal 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 via SEA Gateway with its SEA Screening Report on 23 September 2021 setting out its reasons as to why it was of the opinion that the changes are not likely to have significant environmental effects.
2. SEA Gateway provided copies of the three responses none of which raised concerns regarding the potential for environmental impact.
3. The Council agrees with the consultation authorities in their opinions as to whether or not the changes are likely to have significant environmental effects:

Consultation Authority	Date of Opinion	Likelihood of Significant Environmental Effects
Historic Environment Scotland	6/10/2021	No
Nature Scot	28/09/2021	No
SEPA	5/10/2021	No

3. SEA Screening Report

The Council has determined the likely significance of effects on the environment of **Langholm Conservation Area Character Appraisal and Management Plan** as set out in Table 1.

Table1: Likely Significance of Effects on the Environment

Environmental Topic Areas										
Plan Component/s	Biodiversity, Flora and Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape	Inter-relationship Issues
Conservation Areas	-	-	-	-	-	-	-	✓	✓	-
Explanation of Potential Environmental Effects	<p>Langholm Conservation Area Character Appraisal and Management Plan Supplementary Guidance provides detail in support of LDP2 Policy HE2: Conservation Areas, the intention of which is to preserve and enhance the character of conservation areas. The Supplementary Guidance is unlikely to change the environment associated with Langholm Conservation Area but may have some positive impact on its character.</p>									

**Explanation of
Significance**

It is considered that the Supplementary Guidance will have minimal environmental effect as its role is to reinforce existing character rather than introduce change. The impact will therefore not be of significance.

Schedule 2 of the Environmental Assessment (Scotland) Act 2005 2(a), 2(b) etc.

Summary of Environmental Effects

Langholm CACAMP SG provides guidance on the implementation of policies within LDP2 and therefore it is considered that it will not have a significant environmental effect. The LDP2 has been subject to a full SEA and it is considered that the policy which this SG supports has been fully assessed.

4.0 Consultation Authority Responses

Copies of letters from the statutory consultees are included in the following order:

- Historic Environment Scotland
- Nature Scot (formerly SNH)
- Scottish Environment Protection Agency

HISTORIC
ENVIRONMENT
SCOTLANDÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email to: sea.gateway@gov.scot

Dumfries and Galloway Council
Kirkbank
English Street
Dumfries
DG1 2HS

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

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

Our case ID: 300019286
Your ref: 01668 - Screening
06 October 2021

Dear Dumfries and Galloway Council

Environmental Assessment (Scotland) Act 2005
Langholm Conservation Area Character Appraisal and Management Plan
SEA Screening Report (September 2021)

Screening Report

Thank you for your consultation which we received on 24 September 2021 about the above screening report. We have reviewed this 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.

Historic Environment Scotland's view

In light of the information and reasoning set out within the screening report, we agree with your view that there are **unlikely to be significant environmental effects for the historic environment.**

Historic Environment Scotland's comments

Our understanding from the SEA Screening Report (September 2021) is that the Langholm Conservation Area Appraisal and Management Plan Supplementary Guidance provides further detail in support of the Conservation Areas policy (Policy HE2) included within the adopted Dumfries and Galloway Local Development Plan 2 (2019). In particular, the Supplementary Guidance will provide a description of the character and significant features of the Langholm Conservation Area so that any development proposals can meet the policy objective of preserving and enhancing its special character and appearance.

We note from the SEA Screening Report (September 2021) that the policies included within the Dumfries and Galloway Local Development Plan 2 (2019) have already been subject to strategic environmental assessment. As the Supplementary Guidance will not change the policies within the adopted Local Development Plan 2 or set a framework for

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

Scottish Charity No. SC045925

VAT No. GB 221 8680 15



any new projects, it is unlikely that the document will give rise to significant environmental effects. We therefore agree with the conclusion that the Langholm Conservation Area Appraisal and Management Plan Supplementary Guidance will not, in itself, have significant effects on the historic environment.

Next steps

The Environmental Assessment (Scotland) Act 2005 requires you as the Responsible Authority to determine whether an environmental assessment is required. You must then notify the Consultation Authorities within 28 days of making this determination. This may be done via the SEA Gateway (sea_gateway@gov.scot).

We hope our advice is helpful to you in making this determination. Please feel welcome to contact us if you have any questions about this response. The officer managing this case is Alison Baisden who can be contacted by phone on 0131 668 8575 or by email on Alison.Baisden@hes.scot.

Yours faithfully

Historic Environment Scotland



John Doig
Development Planning
Dumfries & Galloway Council HQ
English Street
Dumfries
DG1 2HS

Sent by email via: sea_gateway@gov.scot

05 October 2021
Our ref: CEA164549

Dear Mr Doig

**ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005: LANGHOLM CONSERVATION AREA
CHARACTER APPRAISAL AND MANAGEMENT PLAN DRAFT SUPPLEMENTARY GUIDANCE –
SCREENING DETERMINATION**

I refer to your screening consultation submitted on 24 September 2021 via the Scottish Government SEA Gateway in respect of the above plan. 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 has been prepared to provide detailed guidance in support of Policy HE2: Conservation Areas of Local Development Plan 2 (LDP2). As it does not propose further change or development beyond that assessed in LDP2 we agree that the 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 me on 0131 314 6751 or via NatureScot's SEA Gateway at sea_gateway@nature.scot.

Yours sincerely,

Alison Shand
Planning Adviser
Supporting Good Development Team

Caspian House, 2 Mariner Court, Clydebank Business Park, Clydebank G81 2NR
Taigh Caspian, 2 Cùirt a' Mharaiche, Pàirc Gnothachais Bhruach Chluaidh, Bruach Chluaidh G81 2NR
0131 314 6750 nature.scot

NatureScot is the operating name of Scottish Natural Heritage

01668 Screening - Dumfries and Galloway Council - Draft Supplementary Guidance for consultation: Langholm Conse...



sea.gateway@sepa.org.uk

To SEA_Gateway@gov.scotCc sea_gateway@nature.scot; sea.gateway@hes.scot; sea.gateway@sepa.org.uk

Reply

Reply All

Forward



Tue 28/09/2021 14:18

PUBLIC

**Environmental Assessment (Scotland) Act 2005****01668 Langholm Conservation Area Character Appraisal and Management Plan – Dumfries and Galloway Council
Screening Report**

Thank you for consulting SEPA on this Screening Report by way of your email of 24 September 2021.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005 we have reviewed the screening report using the criteria set out in Schedule 2 of the Act. In regard to our main areas of interest (air, water, soil, human health, material assets and climatic factors) we agree with the conclusions of the screening report that the proposed PPS is unlikely to have significant environmental effects.

Although we are of the view that significant environmental effects are unlikely, it is for the Responsible Authority to make a formal determination taking into account the consultation responses received.

If you would like to discuss this consultation response please do not hesitate to contact me by email or via our SEA Gateway at sea_gateway@sepa.org.uk.

Yours sincerely

Simon Watt

Cc:

sea_gateway@nature.scot

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sea_gateway@sepa.org.uk

Simon Watt

Senior Planning Officer

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