

Environmental Assessment (Scotland) Act 2005

Stranraer Conservation Area Character Appraisal

Strategic Environmental Assessment Screening Determination

November 2014

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1.0 DUMFRIES & GALLOWAY COUNCIL

ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005

SCREENING DETERMINATION

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

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

A copy of each determination and Screening Report containing the Statement of Reasons is available for public inspection at Militia House, Dumfries, DG1 2HR or on the Council's website at <http://www.dumgal.gov.uk/index.aspx?articleid=3948> and also available by request from: Development Planning at the above address, or by e-mail at ldp@dumgal.gov.uk or by telephoning 030 33 33 3000.

Andrew Maxwell
Service Manager
Development Planning and Environment

19 November 2014

2.0 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

SCREENING DETERMINATION UNDER SECTION 8(1) OF THE ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005

Stranraer Conservation Area Character Appraisal

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 8 April 2014 setting out its reasons as to why it was of the opinion that the changes are not likely to have significant environmental effects.
2. 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
Scottish Environment Protection Agency	29 April 2014	NO
Scottish Natural Heritage	01 May 2014	NO
Historic Scotland	06 May 2014	NO

3.0 SEA Screening Report

The Council's determinations regarding the likely significance of effects on the environment of Stranraer Conservation Area character Appraisal are set out in Table 1:

Table1: Likely Significance of Effects on the Environment

Criteria for determining the likely significance of effects on the environment *	LSEE ? Y/N	Summary of significant environmental effects (negative and positive)
<p>1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</p>	<p>N</p>	<p>The principal planning policy framework is the Local Development Plan (LDP) and supporting Supplementary Guidance. The LDP is at Examination, April 2014. The Conservation Areas Supplementary Guidance was published as a draft for consultation in January 2013. It is planned that this will be finalised and adopted following the anticipated adoption of the LDP toward the end of 2014.</p> <p>The Stranraer Conservation Area Character Appraisal (SCACA) (the plan) analyses the fabric of the Conservation Area and provides guidance on how to protect and enhance its historic character. It seeks to support the effective implementation of LDP Policy HE2: Conservation Areas. The LDP has already been the subject of an Environmental Report under the Environmental Assessment (Scotland) Act 2005.</p> <p>The SCACA says that it “is not a manual that sets out exact actions nor is it a catalogue of good buildings. It is much more a prompt that helps in the process of developing an understanding of the conservation area and so should stimulate good quality design and further development. It is the starting point for developing conservation area management proposals.”</p> <p>The SCACA also says “The aims of the Conservation Area Character Appraisal, with the attendant Conservation Area Management Plan, are to:</p> <ul style="list-style-type: none"> • identify and describe the elements that contribute to the area’s special architectural or historic interest; • describe how the character and quality of the historic built environment will be protected and enhanced, including preventing further erosion of character through small-scale inappropriate changes to buildings, streets and open areas; and • enable carefully managed change and

Criteria for determining the likely significance of effects on the environment *	LSEE ? Y/N	Summary of significant environmental effects (negative and positive)
		evolution of the conservation area by encouraging development that makes a positive contribution to the area.”
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	N	The SCACA does set out possible enhancement opportunities, but does not intend to provide a framework for these as projects for implementation. These are included simply as possible opportunities. It is intended that schemes for implementation be identified and brought forward in the Stranraer Conservation Area Management Plan. It is considered that in itself the SCACA will not have a likely significant environmental effect through the Stranraer Conservation Area Management Plan.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	N	The SCACA supports the retention, protection and enhancement of historic buildings and other historic fabric of the area. This, in turn, may prompt support for local suppliers and craftsman. The retention /repair of buildings and reuse of building materials reduces pollution associated with new manufacture, reduces consumption of energy and water and reduces waste. However, any direct effects will occur only within the Stranraer Conservation Area. It is considered that on an individual basis they will not result in likely significant environmental effects relative to the promotion of sustainable development.
1(d) environmental problems relevant to the PPS	N	<p>The environmental problems of the area are related to the maintenance of its historic character. This character is largely expressed through the material assets of the area in terms of its building and streets. The area does not have identified problems relating to soil, water, air, climatic factors, landscape and biodiversity, flora and fauna. The area does not have notable identified problems relating to population and human health.</p> <p>The SCACA applies to an area that is already well developed. It seeks to support the protection of the current historic and natural environment of the area and as such it will limit development to some extent. Whilst the SCACA is intended to help with the protection and enhancement of the historic character, the Council believes that there will be no individually significant environmental effects resulting from the appraisal.</p>
1(e) the relevance of the	N	The purpose of the SCACA is to assist in the

Criteria for determining the likely significance of effects on the environment *	LSEE ? Y/N	Summary of significant environmental effects (negative and positive)
PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)		protection and enhancement of the historic character of the area. As such buildings should not be altered or demolished without appropriate permissions being secured. Therefore, any activity of this nature that could have an adverse environmental effect relative to the implementation of Community legislation on the environment, for example the disturbance of protected species, will be identified and avoided or mitigated prior to any action occurring. As relatively little development is expected, and certainly not large scale developments, there is not expected to be any individual likely significant environmental impacts in relation to the Community legislation on the environment.

* **1(a), 1(b) etc.** refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005
2(a), 2(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005

Summary of Environmental Effects

Stranraer Conservation area is an already developed and established area in the central part of the town of Stranraer. Any changes within the anticipated 5-10 year time horizon of the Stranraer Conservation Character Appraisal (SCACA) are expected to be relatively slow in pace, small in scale and evolutionary in character.

The SCACA defines the special characteristics of the built heritage in Stranraer town centre. It intends to serve as supplementary guidance in the implementation of Local Development Plan (LDP) Policy HE2: Conservation Areas.

When preparing the SCACA, the Council is required to identify areas where the historic environment and character of the area could be enhanced. Thus, the SCACA also intends to serve as a signpost for management by identifying possible opportunities for further action in the preparation of enhancement schemes by the local planning authority and others.

The SCACA includes possible enhancement schemes. However, it does not intend to provide a framework for any individual schemes. The schemes identified in the SCACA are there simply as possibilities. Any schemes for implementation should be identified and brought forward through the Stranraer Conservation Area Management Plan. Any applications would be determined in accordance with the Development Plan, including Policy HE2: Conservation Areas, the Conservation Areas Supplementary Guidance and the supplementary guidance in the SCACA.

Dumfries & Galloway Council considers that the support of the SCACA for LDP Policy HE2: Conservation Areas will help to protect the special character of the Conservation Area. In this way it is a constraint on change and be a limit on the prospect of likely significant environmental effects. The Council expects that there will not be likely significant

environmental effects as a result of individual schemes approved for Conservation Area. Nonetheless, it is hoped that over time there will be likely significant positive environmental effects in terms of cultural heritage and material assets. It is the Council's view that this would be as a result of the operation of the LDP policies, including HE2: Conservation Areas, rather than the supplementary guidance that supports it.

The adjacent, and in very small areas overlapping, Waterfront Development Area is subject to a separate Masterplan which has itself already been subject to a SEA Environmental Report, submitted to the Consultation Authorities on 4 November 2011.

4.0 Consultation Authority Responses



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Our ref: AMN/23/606
Our Case ID: 201400198

6 May 2014

Dear Mr Shellard

Environmental Assessment (Scotland) Act 2005
Dumfries and Galloway Council – Stranraer Conservation Area Character Appraisal
Screening Report

Thank you for consulting Historic Scotland on the screening report for Dumfries and Galloway Council's Stranraer Conservation Area Character Appraisal received by the Scottish Government's SEA Gateway on 8 April 2014. I have reviewed the screening report on behalf of Historic Scotland in its role as a Consultation Authority under the above Act, in accordance with the requirements of Section 9(3). In doing so I 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 our main area of interest for the historic environment.

I note that the council considers that as the appraisal will act as guidance relating to development plan policy for the built environment the appraisal in itself is unlikely to have significant effects on the historic environment. I also note that while the appraisal includes possible schemes for enhancement it does not set the framework for any such schemes. In light of this and other information contained within the screening report I agree that significant effects on the historic environment as a result of the appraisal are unlikely.

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.

Please do not hesitate to contact me should you wish to discuss this response.

Yours sincerely

Andrew Stevenson
Senior Heritage Management Officer (SEA)

Our ref: PCS/132785
SG ref: 00925 scr

If telephoning ask for:
Lorna Maclean

29 April 2014

Peter Shellard
Senior Planner
Planning & Development Services
Militia House
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DG12 2HR

By email only to: sea.gateway@scotland.gsi.gov.uk

Dear Mr Shellard

Environmental Assessment (Scotland) Act 2005 Stranraer Conservation Area Character Appraisal - Screening Report

Thank you for your Screening Report consultation which SEPA received via the Scottish Government SEA Gateway on 8 April 2014.

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 plan 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 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 methodology of assessment. We are committed to providing early and focused advice and supporting continuous engagement and would therefore welcome the opportunity to meet with you and discuss these issues prior to the formal consultation. Further information can be found in the Scottish Government SEA Guidance available at: www.scotland.gov.uk/Publications/2013/08/3355

Should you wish to discuss this screening consultation, please do not hesitate to contact me on 01698 839 000 or via our SEA Gateway at sea.gateway@sepa.org.uk

Yours sincerely

Lorna Maclean
Senior Planning Officer (SEA)

Ecopy: hssea.gateway@scotland.gsi.gov.uk ; sea_gateway@snh.gov.uk



Scottish Natural Heritage
Dualchas Nàdair na h-Alba

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

Peter Shellard
Senior Planner – Development Planning
Strategic Planning
Council Offices
Militia House
Dumfries DG1 2DD

Our ref: CEA130219
01 May 2014

Dear Peter

Environmental Assessment (Scotland) Act 2005
Stranraer Conservation Area Character Appraisal
SEA Screening Opinion

Thank you for consulting Scottish Natural Heritage (SNH) on the screening consultation regarding the above draft supplementary planning guidance, submitted on 08 April 2014 via the Scottish Government SEA Gateway.

We agree that this Supplementary Planning Guidance is not likely to have significant environmental effects.

SNH has considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment, in accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005.

Please note that this consultation response provides a view solely on the potential for the plan 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 contact Stuart Graham stuart.graham@snh.gov.uk or SNH's SEA Gateway at sea.gateway@snh.gov.uk

Yours sincerely

By e-mail

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