

# **Environmental Assessment (Scotland) Act 2005**

## **Conversion of Traditional Agricultural Properties Supplementary Guidance**

### **Strategic Environmental Assessment Screening Determination**

**January 2015**

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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 Conversion of Traditional Agricultural Properties Supplementary Guidance.

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 the determination and Screening Report containing the Statement of Reasons is available for public inspection at the address below:

on the **Council's website** ([www.dumgal.gov.uk/](http://www.dumgal.gov.uk/)) at <http://www.dumgal.gov.uk/index.aspx?articleid=3948>

and also available by request from:  
Development Planning

**Address:** Development Planning, Dumfries and Galloway Council, Militia House, Dumfries, DG1 2HR;

**Email address:** [LDP@dumgal.gov.uk](mailto:LDP@dumgal.gov.uk);

**Telephone No:** 01387 260109

David Suttie Service Manager Planning

28 January 2015

## **2.0 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)**

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

#### **Conversion of Traditional Agricultural Properties 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 21 October 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:

<b>Consultation Authority</b>	<b>Date of Opinion</b>	<b>Likelihood of Significant Environmental Effects</b>
Scottish Environment Protection Agency	14/11/2014	NO
Scottish Natural Heritage	14/11/ 2014	NO
Historic Scotland	18/11/ 2014	NO

### 3.0 SEA Screening Report

The Council's determinations regarding the likely significance of effects on the environment of Conversion of Traditional Agricultural Properties Supplementary Guidance are set out in Table 1:

**Table1: Likely Significance of Effects on the Environment**

<b>Criteria for determining the likely significance of effects on the environment *</b>	<b>Likely to have significant environmental effects? Yes/No</b>	<b>Summary of significant environmental effects (negative and positive)</b>
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 will be used to provide more detail on good design principles and provide additional explanation to the information provided in LDP Policy H3: Housing in the Countryside. The SG does not set out to provide a framework for projects or other activities. The principle of any development will be established by policies contained within the LDP itself; a document that has already been subject to a full strategic environmental assessment (SEA).
1 (b) Will the PPS influence other plans, programmes and strategies (including those in the hierarchy) and to what degree?	No	The SG is at the lowest level of the development plan hierarchy and will not influence other plans, programmes or strategies.
1 (c) Is the PPS relevant to the integration of environmental considerations, in particular with a view to promoting sustainable development?	No	The SG provides more detail on good design principles which encourages conversions to fit in with the local landscape. The guidance is intended to promote sustainable, evolving solutions for the conversion of buildings based upon designs developed specifically for their location.
1 (d) What are the environmental problems that are relevant to the PPS?	No	The main environmental problem that the SG is relevant to is landscape character. Policy H3 of the LDP and the SG aim to have an either neutral or positive landscape impact on conversion of traditional agricultural properties to housing.
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	It is not anticipated that the SG will be relevant in this aspect.
2 (a) Will the environmental effects be significant when consideration is given to their probability, duration, frequency and reversibility?	No	By its nature housing, and its associated impacts, have a long duration. However if need be they are fairly easily reversible. The SG however only seeks to aid explain and aid interpretation of LDP Policy H3. It is the LDP itself which will judge the acceptability of countryside housing proposals. Therefore the SG cannot be responsible for the probability, duration, frequency and reversibility of any effects.

2 (b) Will the environmental effects be cumulative in nature? (Consider the impact of other PPS's as well as local conditions)	No	Although the buildings being converted already exist and the conversion of them and addition of new buildings could have cumulative effect on the landscapes character. However LDP Policies and the SG seek to avoid this.
2 (c) Will the environmental effects be trans-boundary in nature? (i.e., environmental effects on other Local Authorities or EU Member states)	No	Any environmental effect will not be trans-boundary.
2 (d) Will the environmental effects be significant when consideration is given to the potential risks to human health? (e.g., contribution to medical conditions or the possibility of accidents)	No	The implementation of this supplementary guidance will not lead not potential risks to human health.
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	No significant environmental effects are anticipated. However any effects are likely to be small and localised in nature.
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 SG will be applied to the whole of the Dumfries and Galloway area (6400km <sup>2</sup> ). The value and vulnerability of the area varies widely across the area. Therefore it is difficult to predict what characteristics or features could specifically be affected. However the LDP, which has been subject a full SEA, contains necessary mitigation measures to address any potentially adverse impacts upon natural and cultural heritage features.
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	LDP Policy H3 and the SG seek to minimise the scale and impact of any development. The LDP, which has been subject to a full SEA, contains necessary mitigation measures to address any potential adverse impacts upon recognised important landscape areas.

\* **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**

The SG and its associated policy are considered to have a neutral effect on the environment. The guidance provides more detail on good design principles and is intended to promote sustainable, evolving solutions for the conversion of buildings based upon designs developed specifically for their location. It is therefore clear that any development discussed with the SG will not be of sufficient magnitude to give rise to concerns of any significant environmental impacts.

The SG is a tool to explain and aid the interpretation of LDP Policy H3. As the LDP has been subject to a full strategic environmental assessment it is considered that the principles of this SG have also been fully assessed.

## **4.0 Consultation Authority Responses**



HISTORIC SCOTLAND  
ALBA AOSMHOR

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Our ref: LDP/DUM  
Our Case ID: 201404615  
Your ref: 01008 SCREENING  
18 November 2014

Dear Ms McCoy

**ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005**  
**Dumfries and Galloway Council – Supplementary Guidance: The Conversion of Traditional Agricultural Properties**

Thank you for consulting Historic Scotland on the screening report for Dumfries and Galloway Council's Supplementary Guidance: The Conversion of Traditional Agricultural Properties, received by the Scottish Government's SEA Gateway on 21 October 2014. I have reviewed the screening report on behalf of Historic Scotland in its role as a Consultation Authority in accordance with Section 9(3) of the above Act. In doing so, I have used the criteria set out in schedule 2 for determining the likely significance of effects on the environment. Please note that our view is based on our main area of interest for the historic environment.

My understanding from the screening report is that Supplementary Guidance: The Conversion of Traditional Agricultural Properties (the SG) is intended as a tool to explain and aid interpretation of Local Development Plan Policy H3, which has already been assessed as part of the LDP process. I have also taken the opportunity to review the consultative draft of the SG, and observe that it places emphasis on managing appropriate changes to the rural historic environment. I note that you do not expect the SG to result in significant environmental effects, and on the basis of the information provided, I agree that the SG 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 strategy requires an environmental assessment and to inform the Consultation Authorities accordingly. Please do not hesitate to contact me if you wish to discuss this response further.

Yours sincerely



**Virginia Sharp**  
Senior Heritage Management Officer, SEA



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[www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk)

Our ref: PCS/136595  
SG ref: SEA/01008/Scr

If telephoning ask for:  
Lorna Maclean

14 November 2014

Shona McCoy  
Team Leader  
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Dumfries & Galloway Council  
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Militia House  
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DG1 2HR

By email only to: [sea.gateway@scotland.gsi.gov.uk](mailto:sea.gateway@scotland.gsi.gov.uk)

Dear Ms McCoy

## **Environmental Assessment (Scotland) Act 2005 Supplementary Guidance - The Conversion of Traditional Agricultural Properties - Screening Report**

Thank you for your Screening Report consultation which SEPA received via the Scottish Government SEA Gateway on 21 October 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 method of assessment. To assist with this process we have produced Standing Advice for Responsible Authorities on Strategic Environmental Assessment (SEA) Scoping Consultations, which is available from [www.sepa.org.uk/planning](http://www.sepa.org.uk/planning).

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](http://www.scotland.gov.uk/Publications/2013/08/3355).



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[www.sepa.org.uk](http://www.sepa.org.uk)

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](mailto:sea.gateway@sepa.org.uk).

Yours sincerely

Lorna Maclean  
Acting Planning Unit Manager (SW)

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## Scottish Natural Heritage Dualchas Nàdair na h-Alba

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

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Date: 14 November 2014  
Our Ref: CEA133730

Dear Mr Maxwell

### **Environmental Assessment (Scotland) Act 2005: SEA Screening Report - Supplementary Guidance – The Conversion of Traditional Agricultural**

I refer to your screening consultation submitted on 21 October 2014 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, SNH has considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment.

We agree that the above Plan 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 Stuart Graham on 01387 272440 or via SNH's SEA Gateway at [sea.gateway@snh.gov.uk](mailto:sea.gateway@snh.gov.uk)

Yours sincerely

**Dr Chris Miles**  
Unit Manager  
Southern Scotland

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