

SEA SCREENING REPORT (COVER NOTE)

PART 1

To: SEA.gateway@gov.scot
or
SEA Gateway
Scottish Government
Area 2 H (South)
Victoria Quay
Edinburgh EH6 6QQ

PART 2

An SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:

SG03 – Residential Extensions and Alterations – Supplementary Guidance

The Responsible Authority is:

Falkirk Council

COMPLETE PART 3 or 4 or 5

PART 3

Screening is required by the Environmental Assessment (Scotland) Act 2005. Our view is that:

- an SEA is required** because the PPS falls under the scope of Section 5(3) of the Act and is likely to have significant environmental effects ***or***
- an SEA is required** because the PPS falls under the scope of Section 5(4) of the Act and is likely to have significant environmental effects ***or***
- an SEA is not required** because the PPS is unlikely to have significant environmental effects

PART 4

- The PPS does not require an SEA under the Act. However, we wish to carry out an SEA on a voluntary basis. We accept that, because this SEA is voluntary, the statutory 28 day timescale for views from the Consultation Authorities cannot be guaranteed.

PART 5

- None of the above apply. We have prepared this screening report because:
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PART 6

Contact name

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Job Title

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PART 7

Signature
(electronic
signature
is acceptable)



Date

05/12/2019

SEA SCREENING REPORT - KEY FACTS

Responsible Authority	Falkirk Council
Title of PPS	SG03 – Residential Extensions and Alterations
Purpose of PPS	To provide detailed guidance to aid the implementation of Policy HC08 Residential Extensions and Alterations contained in the Falkirk Council Local Development Plan 2 (LDP2) – Proposed Plan.
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	Preparation of this Supplementary Guidance (SG) is required to provide further guidance on the operation of Policy HC08 Residential Extensions and Alterations contained in the Falkirk Council Local Development Plan – Proposed Plan.
Subject (e.g. transport)	Land Use Planning.
Period covered by PPS	From adoption of the Falkirk Local Development Plan 2 (LDP2).
Frequency of updates	Every 5 years in line with the LDP preparation timetable.
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	The Falkirk Council Area.
Summary of nature/content of PPS	This SG provides more detailed guidance to householders and others intending to extend or alter residential buildings.
Are there any proposed PPS objectives?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Copy of objectives attached	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Date	5/12/2019

SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of SG03 – Housing Extensions and Alterations is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

<p>TITLE OF PPS</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">SG03 – Residential Extensions and Alterations</div> <p>RESPONSIBLE AUTHORITY</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Falkirk Council</div>		
Criteria for determining the likely significance of effects on the environment (1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
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	No	SG03 will set a framework for house extension or alteration projects. SG03 explains the detailed implementation of Policy HC08 of the LDP2. Environmental Assessment of Policy HC08 has already been carried out as part of the LDP process. The LDP2 Revised Environmental Report found that this policy would have a neutral environmental effect. This SG will not have any environmental effects over and above those caused by Policy HC08.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	This SG is unlikely to influence any lower level PPS as development frameworks, masterplans, and planning briefs are not generally concerned with the details of Residential Extensions and Alterations.

1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	Sustainable development is that which can take place without compromising the quality of life of future generations. Policy HC08 only permits proposals for Residential Extensions and Alterations where they safeguard the existing character and amenity of the area and therefore promotes sustainable development. This SG will not have any environmental effects over and above those caused by Policy HC08.
<p>Criteria for determining the likely significance of effects on the environment</p> <p>(1(d) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p>Likely to have significant environmental effects?</p> <p>YES/NO</p>	<p>Summary of significant environmental effects (negative and positive)</p>
1(d) environmental problems relevant to the PPS	No	Inappropriate Residential Extensions and Alterations can have a negative effect on residential amenity and townscape quality. Policy HC08 only permits proposals for Residential Extensions and Alterations where they safeguard the existing character and amenity of the area. This SG will not have any environmental effects over and above those caused by Policy HC08.
1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)	No	No relevant community legislation relating to this SG.
2 (a) the probability, duration, frequency and reversibility of the effects	No	This SG will not have any environmental effects over and above those caused by Policy HC08.
2 (b) the cumulative nature of the effects	No	This SG will not have any environmental effects over and above those caused by Policy HC08.
(See Chapter 12 of Tool Kit)		

2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	No transboundary effects predicted.
2 (d) the risks to human health or the environment (for example, due to accidents) (See Chapter 11 of Tool Kit)	No	Impacts on residential amenity and townscape quality are not considered to be a risk to human health or the environment.
Criteria for determining the likely significance of effects on the environment (2(e), 2(f) etc refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	This SG will not have any environmental effects over and above those caused by Policy HC08.
2 (f) 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	This SG will not have any environmental effects over and above those caused by Policy HC08.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	This SG will not have any environmental effects over and above those caused by Policy HC08.

SEA SCREENING REPORT

A summary of our considerations of the significant environmental effects of SG03 – Housing Extensions and Alterations is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

SG03 'Residential Extensions and Alterations' provides detailed guidance on the implementation of Policy HC08 'Residential Extensions and Alterations' of the LDP.

Policy HC08 of the LDP only permits Residential Extensions and Alterations where they safeguard the existing character and amenity of the area.

Environmental Assessment of Policy HC08 has already been carried out as part of the LDP process. The LDP Revised Environmental Report found that policy HC08 would have a neutral environmental effect by preventing negative effects on residential amenity and townscape quality. This SG will not have any environmental effects over and above those caused by Policy HC08 and as such SEA is not required.