

**SEA SCREENING REPORT (COVER NOTE)**

**PART 1**

**To:** [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)  
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:

SG04 – Shopfronts – 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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.....  
.....

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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**

5/12/2019

## SEA SCREENING REPORT - KEY FACTS

<b>Responsible Authority</b>	Falkirk Council
<b>Title of PPS</b>	SG04 – Shopfronts – Supplementary Guidance
<b>Purpose of PPS</b>	To promote national and local planning policy and best practice to the design of new shop fronts and best practice conservation, restoration and repair to the reinstatement of traditional shop fronts within the historic environment including best practice design of associated signage to retail and commercial developments.
<b>What prompted the PPS</b> (e.g. a legislative, regulatory or administrative provision)	Preparation of this SG is required to provide supplementary guidance to the operation of policy PE04 “Shopfronts” of the Falkirk Local Development Plan 2.
<b>Subject</b> (e.g. transport)	Urban Design, Placemaking
<b>Period covered by PPS</b>	From adoption of the Falkirk Local Development Plan 2
<b>Frequency of updates</b>	Every 5 years in line with the LDP preparation timetable
<b>Area covered by PPS</b> (e.g. geographical area – it is good practice to attach a map)	The Falkirk Council Area
<b>Summary of nature/content of PPS</b>	The guidance will include text and images promoting national and local planning policy on the design of new shop fronts, signage and guidance on the reinstatement of traditional shop fronts including the following topics : design principles for contemporary shop fronts, reinstatement and repair of traditional shop fronts, signage, security measures, ancillary fixings and fittings including services and ventilation, exterior finishes and colour schemes.
<b>Are there any proposed PPS objectives?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Copy of objectives attached</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Date</b>	5/12/2019

## SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of SG04 – Shopfronts – Supplementary Guidance is set out in Table 1.

**TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT**

<p><b>TITLE OF PPS</b></p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">SG04 – Shopfronts – Supplementary Guidance</div> <p><b>RESPONSIBLE AUTHORITY</b></p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Falkirk Council</div>		
<p><b>Criteria for determining the likely significance of effects on the environment</b> (1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p><b>Likely to have significant environmental effects?</b>  <b>YES/NO</b></p>	<p><b>Summary of significant environmental effects (negative and positive)</b></p>
<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>No</p>	<p>This SG will be used to inform the design of new and altered shopfronts leading to the improvement of townscape quality in town and village centres.</p> <p>It will also prevent new and altered shop fronts from having an adverse effect on townscape quality and on the integrity of conservation areas and listed buildings</p> <p>The principle that new or altered shopfronts should be well proportioned and sympathetic to the character of the building of which they are a part has already been established by policy PE04 of the LDP2, therefore this SG will not lead to environmental effects in its own right.</p>

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 tier plans programmes or strategies.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	This SG will help to create and maintain an attractive environment in our town and village centres.  The positive effects are unlikely to be significant and in any case are caused primarily by policy PE04 of the LDP2 rather than this SG itself.
<b>Criteria for determining the likely significance of effects on the environment</b> (1(d) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	<b>Likely to have significant environmental effects?</b>  <b>YES/NO</b>	<b>Summary of significant environmental effects (negative and positive)</b>
1(d) environmental problems relevant to the PPS	No	Poor design of new or altered shopfronts can lead to poor townscape quality and an adverse impact in the integrity of listed buildings and conservation areas.  This SG could improve townscape through improving shopfront design and preventing new or altered shopfronts from having an adverse impact on listed buildings and conservation areas.  The positive effects are however unlikely to be significant and in any case are caused primarily by policy PE04 of the LDP2 rather than this SG itself.
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	There is no relevant Community legislation.
2 (a) the probability, duration, frequency and reversibility of the	No	This SG will improve townscape design every time it is applied to a new or altered shopfront proposal.

effects		<p>Positive effects will remain for the duration of the development's lifetime. Positive effects can be reversed if the shopfront is replaced with a poorer design but this is not desirable so unlikely to happen.</p> <p>The positive effects are however unlikely to be significant and in any case are caused primarily by policy PE04 of the LDP2 rather than this SG itself.</p>
<p>2 (b) the cumulative nature of the effects</p> <p>(See Chapter 12 of Tool Kit)</p>	No	<p>Effects on townscape quality will be cumulative but is unlikely to be significant as shopfronts are just a small element of good quality townscape.</p> <p>The positive effects are in any case caused primarily by policy PE04 of the LDP2 rather than this SG itself.</p>
<p>2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)</p>	No	No transboundary effects are predicted.
<p>2 (d) the risks to human health or the environment (for example, due to accidents)</p> <p>(See Chapter 11 of Tool Kit)</p>	No	No risks to human health are predicted.
<p><b>Criteria for determining the likely significance of effects on the environment</b> (2(e), 2(f) etc refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p><b>Likely to have significant environmental effects?</b></p> <p><b>YES/NO</b></p>	<p><b>Summary of significant environmental effects (negative and positive)</b></p>

<b>Criteria for determining the likely significance of effects on the environment</b> (2(e), 2(f) etc refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	<b>Likely to have significant environmental effects?</b>  <b>YES/NO</b>	<b>Summary of significant environmental effects (negative and positive)</b>
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	Positive effects could be felt wherever new or altered shopfronts are proposed. New shopfronts will be seen by all people who use the town and village centres of the Falkirk Council area  The positive effects are caused primarily by policy PE04 of the LDP2 rather than this SG itself.
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	Positive effects on townscape will not affect vulnerable areas
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	Positive effects on townscape will not affect areas or landscapes which have a recognised national, Community or international protection status

## SEA SCREENING REPORT

**A summary of our considerations of the significant environmental effects of SG04 – Shopfronts – Supplementary Guidance is given below.**

**TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS**

This SG will be used to inform the design of new and altered shopfronts leading to the improvement of townscape quality in town and village centres.

It will also prevent new and altered shop fronts from having an adverse effect on townscape quality and on the integrity of conservation areas and listed buildings.

The principle that new or altered shopfronts should be well proportioned and sympathetic to the character of the building of which they are a part has already been established by policy PE04 of the LDP2, therefore this SG will not lead to environmental effects in its own right.

In conclusion we do not believe that an SEA is required as this SG is unlikely to have significant environmental effects.