

**SEA SCREENING REPORT (COVER NOTE)**

**PART 1**

**To:** [SEA.gateway@gov.scot](mailto: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:

SG12 – Listed Buildings and Unlisted Properties in Conservation Areas - 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:  
.....  
.....  
.....

**SEA SCREENING REPORT (COVER NOTE)**

**PART 6**

**Contact name**

Stewart Robson

**Job Title**

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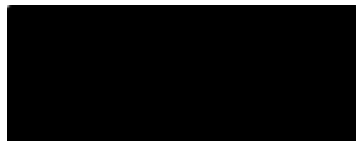
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**Contact email**

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**PART 7**

**Signature**  
(electronic  
signature  
is acceptable)



**Date**

05/12/2019

## SEA SCREENING REPORT - KEY FACTS

<b>Responsible Authority</b>	Falkirk Council
<b>Title of PPS</b>	SG12 – Listed Buildings and Unlisted Properties in Conservation Areas – Supplementary Guidance
<b>Purpose of PPS</b>	To promote the sensitive design of new development within the curtilage or affecting the setting of listed buildings and unlisted properties in Conservation Areas and to promote sensitive design and best conservation practice for alterations, repairs and extensions to listed buildings and non – listed buildings in Conservation Areas.
<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 policies PE07 “Listed Buildings” and PE08 “Conservation Areas” of the Falkirk Local Development Plan 2.
<b>Subject</b> (e.g. transport)	Built Heritage, Design
<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 and best conservation and design practice on the following topics : alteration and repair works affecting the exterior of buildings, alteration and repair works to the interior of listed buildings, development within the curtilage of listed buildings and properties in Conservation Areas, development affecting the setting of listed buildings and properties in Conservation Areas, best practice maintenance and Article 4 Directions Affecting Conservation Areas.
<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>	05/12/2019

## SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of SG12 – Design Guidance for: Buildings in Conservation Areas; and Listed Buildings – Supplementary Guidance is set out in Table 1.

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

<p><b>TITLE OF PPS</b></p> <p style="border: 1px solid black; padding: 5px;">SG12 –Listed Buildings and Unlisted Properties in Conservation Areas – Supplementary Guidance</p>		
<p><b>RESPONSIBLE AUTHORITY</b></p> <p style="border: 1px solid black; padding: 5px;">Falkirk Council</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)	<b>Likely to have significant environmental effects?</b>  <b>YES/NO</b>	<b>Summary of significant environmental effects (negative and positive)</b>
<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>The SG will inform planning decisions on applications for buildings in conservation areas and listed buildings.</p> <p>It will illustrate how the layout, design, materials, scale, siting and use of any development affecting: a listed building or its setting; or an unlisted building in a conservation area can be made appropriate to the character and appearance of the building and its setting.</p> <p>This will reduce the negative effects that development could have on cultural heritage. Overall this will produce a neutral environmental effect rather than a positive one.</p> <p>Positive environmental effects could occur where the SG is</p>

		<p>applied to developments which involve buildings on the buildings at risk register.</p> <p>There are not enough buildings at risk in the Falkirk Council area for the potential positive environmental effect to be considered as significant.</p>
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	<p>This SG will inform development briefs, masterplans and development frameworks produced by the Council.</p> <p>As explained above, however, this SG will produce a neutral environmental effect rather than a positive one.</p>
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	<p>The sensitive design of buildings to protect the integrity of our built heritage is a key factor in ensuring sustainable development.</p> <p>As explained previously, however, this SG will produce a neutral environmental effect rather than a positive one.</p>
<p><b>Criteria for determining the likely significance of effects on the environment</b></p> <p>(1(d) 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>
1(d) environmental problems relevant to the PPS	No	<p>Insensitive development affecting listed buildings or buildings within conservation areas can have a negative effect upon the integrity of our built heritage.</p> <p>This SG will reduce this potential negative effect. As explained previously, however, this SG will produce a neutral environmental effect rather than a positive one.</p> <p>Historic buildings can fall into disrepair and eventually be lost as they either become unviable to redevelop or a danger to public safety and</p>

		<p>are demolished.</p> <p>This SG can have a positive effect when applied to these buildings at risk. However, there are not enough buildings at risk in the Falkirk Council area for the potential positive environmental effect to be considered as significant.</p>
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.
2 (a) the probability, duration, frequency and reversibility of the effects	No	<p>Neutral effects are probable , long lasting, will occur as often as there is a development proposal which affects a non listed building in a conservation area or a listed building and irreversible.</p> <p>Positive effects are probable, long lasting but will not occur that frequently as there are only 18 properties on the buildings at risk register which the SG could apply to. Reversing these positive effects is undesirable.</p>
2 (b) the cumulative nature of the effects  (See Chapter 12 of Tool Kit)	No	<p>Neutral effects are cumulative but only to the extent that they will retain the integrity of existing built heritage.</p> <p>Positive effects are cumulative but not significant frequently as there are only 18 properties on the buildings at risk register which the SG could apply to.</p>
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	No risks to human health or the environment.

<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	<p>There are 9 conservation areas across the Council area with 2 in Bo'ness, 2 in Falkirk and 5 in the Rural area.</p> <p>There are 355 listed buildings in the Falkirk area. Most of the listed buildings are concentrated in the town centres of Falkirk and Bo'ness, as well as a notable amount in Airth and the hamlets of Dunmore and Muirhouses.</p>
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	<p>Positive environmental effects could occur in listed buildings on the buildings at risk register and on buildings in conservation areas which are on the buildings at risk register.</p> <p>The buildings at risk register contains 11.1% of the Council's category A listed buildings; 5.6% of the Council's category B listed buildings and 3.8% of the Council's category C listed buildings.</p> <p>Only a very small percentage of buildings within any conservation area could be positively affected by this SG.</p> <p>The potential for positive environmental effects is not considered to be significant.</p>
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	<p>No effects on areas or landscapes which have a recognised protection status are predicted.</p>





## SEA SCREENING REPORT

**A summary of our considerations of the significant environmental effects of SG12 – Design Guidance for: Buildings in Conservation Areas; and Listed Buildings – Supplementary Guidance is given below.**

**TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS**

The SG will inform planning decisions on applications for buildings in conservation areas and listed buildings.

It will illustrate how the layout, design, materials, scale, siting and use of any development affecting: a listed building or its setting; or an unlisted building in a conservation area can be made appropriate to the character and appearance of the building and its setting.

This will reduce the negative effects that development could have on cultural heritage. Overall this will produce a neutral environmental effect rather than a positive one.

Positive environmental effects could occur where the SG is applied to developments which involve buildings on the buildings at risk register.

There are 23 properties in the Falkirk Council area on the buildings at risk register for Scotland. Of those 20 are either listed buildings or within a conservation area or both so have the potential to be affected by this SG

	Category A	Category B	Category C
Properties on the buildings for risk register	3	11	5
Properties across the Council Area	27	196	132
Percentage of total on the buildings at risk register	11.1%	5.6%	3.8%

Only a very small percentage of buildings within any conservation area could be positively affected by this SG.

The potential for this SG to have cumulative positive environmental effects through positively influencing the restoration of properties on the buildings at risk register is not considered to be significant.

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