



Date: 14th February 2022  
SEA Gateway  
Scottish Government  
Area 2 H (South)  
Victoria Quay  
Edinburgh  
EH6 6QQ

PLACE, NEIGHBOURHOOD AND CORPORATE ASSETS  
Land Planning and Development  
Southbank House  
Strathkelvin Place  
Kirkintilloch  
G66 1XQ  
Telephone 0141 578 8600  
Fax No: 0141 578 8575

Dear SEA Gateway and Consultation Authorities,

**SEA Screening Determination  
Historic Environment Planning Guidance**

I refer to your letter dated 3<sup>rd</sup> February 2022 outlining the responses from the Consultation Authorities to the Screening Report that was submitted on 6<sup>th</sup> January 2022 in relation to the proposed Historic Environment Planning Guidance.

The Consultation Authorities are in agreement with the Council that the Planning Guidance is unlikely to have any significant environmental effects. On 11<sup>th</sup> February 2022 East Dunbartonshire Council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Planning Guidance is unlikely to have any significant environmental effects. Therefore, the Planning Guidance will not be subject to a full Strategic Environmental Assessment and an Environmental Report will not be prepared alongside the document.

In accordance with Section 10(1) of the Act, a copy of the screening determination along with the Screening Report and Consultation Authority responses will be made available on request as well as on the Council website at [www.eastdunbarton.gov.uk/S-E-A](http://www.eastdunbarton.gov.uk/S-E-A). An advert will also be placed in the Kirkintilloch Herald and Milngavie and Bearsden Herald to publicise the screening determination.

If you have any further queries, please don't hesitate to contact Neil Samson (SEA Technical Officer) on 0141 578 8615.

Yours faithfully,

**Neil Samson**  
**Strategic Environmental Assessment Technical Officer**

# **SCREENING REPORT**

## STEP 1 – DETAILS OF THE PLAN

**Responsible Authority:**

East Dunbartonshire Council

**Title of the plan:**

Historic Environment Planning Guidance

**What prompted the plan:**

(e.g. a legislative, regulatory or administrative provision)

The current Guidance was published in 2011 and the Council has since adopted a Local Development Plan (LDP), 2017, and approved and consulted on a replacement Proposed LDP2, 2020, which the updated guidance will have to align with. The LDP2 in particular has community policies 2 to 8, which each have a section on the historic environment, and subject policies 10 Design and Placemaking and 19 Historic Environment, which set the context for this guidance. A review of local historic environment designations by specialist consultants was commissioned and then consulted on Jan to June 2021, as it was an action in the Proposed LDP2. However the consultation findings on these evidence reports was not available in time for the LDP2 examination, so they are now to inform the preparation of LDP3, with any recommendation from the review for a change to a designation consulted on as part of this Historic Environment Planning Guidance.

**Plan subject:**

(e.g. transport)

Land use planning: historic environment, archaeology and building conservation

**Screening** is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

**An SEA is required, as the environmental effects are likely to be significant:** Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

**An SEA is not required, as the environmental effects are unlikely to be significant:** Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

**Contact details:**

Neil Samson

**Tel:** 0141 578 8615

**Email:** [Neil.Samson@eastdunbarton.gov.uk](mailto:Neil.Samson@eastdunbarton.gov.uk)

Place, Neighbourhood & Corporate Assets Directorate

East Dunbartonshire Council

Southbank House

Strathkelvin Place

Kirkintilloch

G66 1XQ

**Date:**

6<sup>th</sup> January 2022



## STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

### Context of the Plan:

The Scottish Government has published national procedural requirements and policy for development related to the historic environment and Historic Environment Scotland has produced technical guidance.

Since the current Local Development Plan (LDP) was adopted in 2017, monitoring and user feedback has identified a number of issues that need to be addressed. Furthermore the Council has since approved and consulted on a replacement Local Development Plan 2 (LDP2), which the updated guidance will have to align with. In addition, there have been a number of key changes at the national level relating to the Planning (Scotland) Act 2019 that the Council must address. The consultation on the review of local historic environment designations was carried out from Jan to June 2021 and makes recommendations for changes to some designations.

This Planning Guidance (PG) will sit alongside the Council's proposed LDP2 and will provide detailed requirements and guidance relating to the historic environment to support the principles set out within proposed Policy 19.

### Description of the Plan:

To support the principles set out in Local Development Plan 2: Policy 10 Design and Placemaking and Policy 19 Historic Environment by promoting the creation of high quality buildings and places and preserve and enhance the character, appearance and setting of the historic environment. It sets out East Dunbartonshire Council's expectations for the design of new development, for pre application and planning application stage.

Note that this guidance will form non-statutory PG in support of the LDP (and LDP2). This means that the guidance will not form part of the development plan, however it will be a material consideration in the Development Management decision-making processes. This also means that the PG may be updated quickly as required, should any further issues arise during the lifecycle of the Plan. It will not be subject to scrutiny by Scottish Ministers.

The guidance will form part of the evidence base for the next LDP3. It also provides a further opportunity to consult with communities on the Review's recommended changes to historic environment designations, to be considered through the LDP3 process.

### What are the key components of the plan?

At this early stage, the components for the proposed PG are the following draft key objectives:

1. Explain the planning process and roles and responsibilities for development which affects the historic environment
2. Promote local information on the special qualities of the historic environment in each of the community areas within East Dunbartonshire
3. Enable applicants and the local community to identify any historic environment interest on and around a development proposal, early in the planning process
4. Raise awareness of technical topic based guidance available on managing change in the historic environment, ranging from alterations, extension to change of use of historic buildings

5. Provide recommendations for changes to local designations, to inform the future LDP3
6. Encourage management of the historic environment in our community areas

**Have any of the components of the plan been considered in previous SEA work?**

The intended outcomes of the proposed PG will be directly related to the proposed LDP2 (Policy 10: Design and Placemaking and 19: Historic Environment), which have been subject to the full SEA process.

**In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:**

At this stage, the components known are the proposed key objectives. The proposed key objectives are likely to require screening at this stage as they will be the strategic direction for the proposed PG. The proposed draft objectives are stated above.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND  
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

Plan Components	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
<b>Key Objective 1</b> Explain the planning process and roles and responsibilities for development which affects the historic environment	x	✓	x	x	x	✓	✓	✓	✓	✓	<p>The proposed PG is likely to provide benefits to the environment in relation to <b>a number of environmental topics, primarily cultural heritage, population and human health, landscape and climatic factors</b> to some extent. However, the PG will not set a framework for development. Instead it will essentially be a procedural document to aid decision makers to implement the set policy framework of the proposed LDP2 in order to support and integrate design and placemaking and historic environment principles. The likely impacts will be in line with those already identified through the SEA of the corresponding subject and community policies and land allocation assessments.</p> <p>The proposed PG will also be in line with or developed to compliment the policy and strategic framework provided by the Councils Sustainability and Climate Change Framework, emerging Climate Action Plan, Open Space Strategy and emerging Greenspace Strategy, which have each been subject to or in the process of undertaking a full and integrated SEA.</p> <p>The guidance will assist members of the public, community groups, developers and council officers to consider the historic environment early in the preparation of a development proposal, during pre-application discussions or in advance of a planning application. It will help with identification of the special qualities or values of the historic environment on and adjacent</p>	
<b>Key Objective 2</b> Promote local information on the special qualities of the historic environment in each of the community areas within East Dunbartonshire	✓	✓	x	x	x	✓	✓	✓	✓	✓		
<b>Key Objective 3</b> Enable applicants and the local community to identify any historic environment interest on and around a development proposal, early in the planning process	✓	✓	x	x	x	x	✓	✓	✓	✓		
<b>Key Objective 4</b> Raise awareness of technical topic based guidance available on managing change in the historic environment, ranging from alterations, extension to change of use of historic buildings	x	✓	x	x	x	x	✓	✓	✓	✓		
<b>Key Objective 5</b> Provide recommendations for changes to local designations, to inform the future LDP3	x	✓	x	x	✓	x	x	✓	x	✓		

**Key Objective 6**

Encourage management of the historic environment in our community areas

x

✓

x

x

x

✓

✓

✓

✓

✓

to a proposal site. It will also signpost national procedural guidance for development related to the historic environment required by Scottish Government and technical guidance produced by Historic Environment Scotland, all subject to separate SEA processes.



## STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

### **Summary of interactions with the environment and statement of the findings of the Screening:**

(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The proposed PG is likely to provide benefits to the environment in relation to **a number of environmental topics** to some extent. However, the PG will not set a framework for development. Instead it will essentially be a procedural document to aid decision makers to implement the set policy framework of the proposed LDP2 in order to support and integrate design and placemaking and historic environment principles.

The PG will be directed by and influenced by the full policy framework and corresponding assessments through the LDP2 and SEA. It will also align with wider Scottish Government, Historic Environment Scotland and Council policy and strategic documents, which have all been subject to or in the process of undertaking a full and integrated SEA.

Whilst it is anticipated that the PG will have a positive impact, to an extent, the overall environmental impacts of the PG itself are unlikely to be significant. Therefore, it has been determined that, under Section 5(3) of the Environmental Assessment (Scotland) Act 2005, a full SEA is not required.

When completed send to: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk) or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.



T: 07501497462  
E: [SEA.Gateway@gov.scot](mailto:SEA.Gateway@gov.scot)

**Neil Samson,**  
Strategic Environmental Assessment Technical  
Officer,  
Sustainability Policy Team,  
East Dunbartonshire Council

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### 01701 - Screening - East Dunbartonshire Council - Historic Environment Planning Guidance

3<sup>rd</sup> February 2022

Dear Neil,

With reference to the Screening document you submitted on 6<sup>th</sup> January 2022.

The Consultation Authorities have now considered your screening request as per **Section 9(3)** of the **Environmental Assessment (Scotland) Act 2005**. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions.

Please note, these are the views and opinions of the Consultation Authorities on the likelihood of significant environmental effects arising from the plan or programme and not a judgement on whether an SEA is required. It is therefore for the Responsible Authority to determine whether an SEA is required in the circumstances. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

As the Consultation Authorities have now notified you of their views, you should now refer to the 2005 Act to consider your next step. You should of course take into account the advice offered by the Consultation Authorities.

You should note, as per Section 10 of the 2005 Act, that within 28 days of your determination about whether an SEA is required or not, a copy of the determination and any related statement of reasons must be passed to the Consultation Authorities. This may be done via the SEA Gateway.

If you have any queries or would like me to clarify any points, please call me on 07501497462.

Kind regards,

Clare Donnelly  
SEA Gateway Administrator



By email to: [sea\\_gateway@gov.scot](mailto:sea_gateway@gov.scot)

Neil Samson  
Sustainability Policy Team  
East Dunbartonshire Council  
Place, Neighbourhood and Corporate Assets  
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EH9 1SH

Enquiry Line: 0131-668-8716  
Switchboard: 0131 668 8600  
[HMConsultations@hes.scot](mailto:HMConsultations@hes.scot)

Our case ID: 300055927  
Your ref: 01701

02 February 2022

Dear Neil Samson

[Environmental Assessment \(Scotland\) Act 2005](#)

[East Dunbartonshire Council - Historic Environment Planning Guidance](#)

### **Screening Report**

Thank you for your consultation which we received on 06 January 2022 about the above screening report. We have reviewed this report in our role as a Consultation Authority under the above Act, in accordance with the requirements of Section 9(3). In doing so we have used the criteria set out in Schedule 2 for determining the likely significance of the effects on the environment.

### **Historic Environment Scotland's view**

In light of the information and reasoning set out within the screening report, we **agree** with your view that there are **unlikely to be significant environmental effects for the historic environment**.

### **Historic Environment Scotland's comments**

We understand this guidance will offer technical advice and detailed requirements to support the implementation of Policy 19: Historic Environment and Policy 10: Design and Placemaking from the proposed Local Development Plan 2. We note that you consider that, as the policy framework has been subject to full environmental assessment through the SEA of the LDP, no significant environmental effects from the guidance itself are likely. We agree with this view and consider that significant effects on the historic environment are unlikely. As you update this guidance please do not hesitate to contact us should you wish our input and advice.

### **Next steps**

The Environmental Assessment (Scotland) Act 2005 requires you as the Responsible Authority to determine whether an environmental assessment is required. You must then notify the Consultation Authorities within 28 days of making this determination. This may be done via the SEA Gateway ([sea\\_gateway@gov.scot](mailto:sea_gateway@gov.scot)).

We hope our advice is helpful to you in making this determination. Please feel welcome to contact us if you have any questions about this response. The officer managing this case is Andrew Stevenson who can be contacted by phone on 0131 668 8960 or by email on [andrew.stevenson2@hes.scot](mailto:andrew.stevenson2@hes.scot).

Yours sincerely

**Historic Environment Scotland**

Neil Samson  
Place, Neighbourhood & Corporate Assets Directorate  
East Dunbartonshire Council  
Southbank House  
Strathkelvin Place  
Kirkintilloch  
G66 1XQ

19 January 2022

Our ref: CEA165544

Sent by email via: [sea.gateway@gov.scot](mailto:sea.gateway@gov.scot)

Dear Neil

**ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005: HISTORIC ENVIRONMENT PLANNING GUIDANCE - SCREENING DETERMINATION**

Thank you for your screening report submitted on 7 January 2022 via the Scottish Government SEA Gateway in respect of the above plan. In accordance with Section 9 (3) of the Environmental (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.

We understand that the guidance focusses on procedural matters and does not set a framework for development. It will support the implementation of the proposed Local Development Plan 2 (LDP2), specifically Policy 10 – Design and Place-Making and Policy 19 – Historic Environment. As the relevant policies have been subject to the full SEA process, we agree that in terms of our remit, the Planning Guidance 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 me via NatureScot's SEA Gateway at [sea.gateway@nature.scot](mailto:sea.gateway@nature.scot).

Yours sincerely,

Ann Marie Quinn

Planning Adviser  
Supporting Good Development Team

c.c

[sea\\_gateway@nature.scot](mailto:sea_gateway@nature.scot);

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

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0131 314 6750 [nature.scot](http://nature.scot)

NatureScot is the operating name of Scottish Natural Heritage

**Environmental Assessment (Scotland) Act 2005**

**01701 - East Dunbartonshire Council - Historic Environment Planning Guidance**

**Screening report**

Thank you for consulting SEPA on this Screening Report by way of your email of 07 January 2022.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005 we have reviewed the screening report using the criteria set out in Schedule 2 of the Act. In regard to our main areas of interest (air, water, soil, human health, material assets and climatic factors) **we agree with the conclusions of the screening report** that the proposed PPS is **unlikely to have** significant environmental effects.

Although we are of the view that significant environmental effects are unlikely, it is for the Responsible Authority to make a formal determination taking into account the consultation responses received.

If you would like to discuss this consultation response please do not hesitate to contact me by email or via our SEA Gateway at [sea.gateway@sepa.org.uk](mailto:sea.gateway@sepa.org.uk).

Yours sincerely

Jonathan Werritty

Cc:

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