PERTH & KINROSS COUNCIL

SEA Screening Report

Interim Local Housing Strategy

Section 1. Cover Note

1.1	Name of Responsible Authority	Perth & Kinross Council
1.2	Title of Plan, Programme or Strategy	Local Housing Strategy

1.3 Screening is Required by the Environmental Assessment (Scotland) Act 2005.
In the view of Perth & Kinross Council:

☐ a) 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

☐ b) 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

☒ c) An SEA is not required because the PPS is unlikely to have significant environmental effects

OR

The PPS does not require an SEA under the Act:

☐ d) However, we wish to carry out an SEA on a voluntary basis. We accept that, because the SEA is voluntary, the statutory 28 day timescale for views from the Consultation Authorities cannot be guaranteed.

OR

None of the above options apply. We have prepared this Screening Report because:
(maximum 350 characters)

Submit the finalised report to:

SEA Gateway
Scottish Executive
Area 1 H (Bridge)
Victoria Quay
Edinburgh EH6 6QQ

OR

sea.gateway@scotland.gsi.gov.uk

Section 2. Contact Details

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Signature
(Electronic signature is acceptable)

Date 22nd September 2009

Section 3. Key Facts

3.1	Responsible Authority	Perth & Kinross Council
3.2	Title of PPS	Local Housing Strategy
3.3	Purpose of PPS	The LHS will provide the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across Perth & Kinross.
3.4	What prompted the PPS? *(e.g., a legislative, regulatory or administrative provision)*	Local Authorities are required to produce a LHS by the Housing (Scotland) Act 2001. The first LHS was produced in 2004 and covered the period to 2009. Scottish Ministers require a new LHS to be submitted following the conclusion of consultation on the Main Issues Report for the Tayplan area (Dundee, Angus, Perth & Kinross and North East Fife area). The LHS does not take the lead role in identifying land for new housing. The Perth & Kinross Structure Plan (together with the alteration being approved at present) and from 2010 onwards the Strategic Development Plan will identify a specific housing requirement and a spatial strategy for the provision of new housing. Local Development Plans will then allocate specific sites to meet the housing requirement.
3.5	Subject *(e.g., Transport or Tourism)*	Housing and related services
3.6	Summary of nature/content of PPS	The interim LHS will set out the Council's strategic vision for the future of housing across all tenures, taking account of national priorities.
3.7	Period Covered by PPS	2009/12
3.8	Frequency of Updates	Annually
3.9	Area covered by PPS (km^2)	A map may be attached to Appendix 1
3.10	Map Included? *(See Appendix 1)*	Yes
3.11	Are there any proposed PPS objectives?	Yes
3.12	Copy of objectives attached? *(See Appendix 2)*	Yes

Section 4. SEA Screening Report

PPS Background

A brief background to what the PPS is and what it is supposed to accomplish. Clearly state the deliverables or outcomes expected as part of the PPS and be clear to state what the PPS will not do:

The Local Housing Strategy (LHS) will prioritise sites identified in the forthcoming Local Development Plan. The LHS also prioritises actions in addressing housing issues in Perth & Kinross The interim LHS will fulfill this function for a short period (up to three years) until the next full LHS is prepared in the light of the Strategic Development Plan. A further Screening Report will be prepared in respect to the full LHS.

TABLE 1: Likely Significance of Environmental Effects in Regards to the Strategic Character of the Plan

Our determinations regarding the likely significance of effects that the PPS will have on the environment is set out in Tables 1 and 2:

	Criteria for determining the likely significance of effects on the environment	Significant environmental effects likely?	Summary of significant environmental effects (positive and negative)
4.1	Does the PPS set the framework for future developments, projects, programmes or activities, in terms of: • Determining location(s)? • Defining its nature? • Defining its size or scope? • Setting out operating conditions? • Setting a framework for development? • Allocating resources?	No	The LHS will provide a framework for projects related to the improvement of the standard of the existing housing stock throughout the Council area. This could have positive environmental effects on the climate and health through the promotion of increased energy efficiency and a reduction in fuel poverty. The LHS will also identify geographic priorities for delivery of new build housing projects which the Council intends to promote to meet its housing need, although the LHS does not actually identify land for new housing. The allocation of land for new housing through Local Development Plans may have potential negative environmental effects on the climate, biodiversity and the landscape.

4.2	Is the plan you are producing is likely to influence other plans, through its vision, policies, actions, proposals or objectives? If so, to what degree?	No	The LHS is the overarching strategy document incorporating startegies on housing, homelessness, housing support and fuel poverty. It is supplemented by a Strategic Housing Investment Plan which shows how the affordable housing investments priorities articulated in the LHS will be delivered in practice. It will also align closely with the Structure Plan and the Strategic Development Plan. The Structure Plan and in the future, the Strategic Development Plan identifies a specific Housing requirement and a spatial strategy for the provision of new housing. Specific sites identified in Local Development Plans will be identify to allow the housing need to be met. Local Development Plans will identify specific sites for housing. Preparation of Local Development Plans will follow on from development of the Strategic Development Plan. SEA Environmental Reports will be prepared and published in parallel with the development of these plans. While it is felt that any negative environmental effects resulting from the strategy would be of significance, some positive environmental effects are likely to result as a result of investment in housing and resulting improved energy efficiency of that proportion of the housing stock.
4.3	Are the principles of sustainable development (social and economic development that occurs within environmental limits) being considered and integrated into the plan?	Yes	The LHS aims to improve the sustainability of housing by developing and implementing an approach to address fuel poverty. The main thrust of such activities involve improving energy efficiency in housing. In addition, alongside other measures recent planning legislation requires planning authorities to contribute to sustainable development through their planning functions, the allocation of land for new housing through local Development Plans should also contribute towards sustainable development. The Loca Housing Strategy will prioritise sites identified in Local Development Plans for development to provide affordable housing.
4.4	Are there any environmental issues that are likely to occur due to the subject of the plan or the area it will affect?	No	Environmental problems relating to specific development proposals will be subject to environmental assessment through the hierarchy of development plans. Development proposals involving 'windfall' sites not identified in Local Development Plans will be assessed against relevant policies addressing the protection of the natural and built environment in the Local development plan.

4.5	Does the PPS have links to the implementation of EU environmental legislation (sometimes called Community Legislation)?	No	The Local Housing Strategy is required by the Housing(Scotland) Act 2001 and the Housing (Scotland) Act 2006..

TABLE 2 : Likely Significance of Environmental Effects in Regards to the Character of the Environmental Effects and Area Likely to be Affected

	Criteria for determining the likely significance of effects on the environment	Significant environmental effects likely?	Summary of significant environmental effects (positive and negative)
4.6	Will the plan significantly impact the environment due to the likelihood that the associated effects will: • Have a high probability of occurring? • Be long in duration? • Occur frequently? • Be irreversible?	No	Positive environmental effects are very probable as a result of refurbishment of the Council's own housing and advice being issued to the private sector to assit with property refurbishment. Such effects would be for the duration of the lifespan of the property. Negative environmental effects are not very probable due to safeguards built into the development planning and development management process. It is unlikely that effects could be easily reversed.
4.7	Taken over time, as well as together with other plans, activities and local conditions, will the environmental effects be cumulative in nature?	No	Positive effects on the climate and health through improving housing quality will act cumulatively.
4.8	Will the environmental effects impact other local authorities or EU countries?	No	No, it is not anticipated that the impact of the LHS would have an effect on other EU Member States.
4.9	Do the environmental effects associated with the plan have the potential to impact human health (positively or negatively)?	Yes	The LHS has the potential to recommend investment in new housing which holds potential to increase the proportion of the local population living in a healthy living environment.
4.10	Will the plan have significant effect(s) when considering the potential magnitude and spatial extent of the plan: • Does it affect a large area? • Does it affect an area of high biodiversity or historic value? • Is a large or vulnerable portion of the population affected?	Yes	There may be positive effects of the LHS throughout Perth & Kinross which has an area of 5,286SqKm and a population of 144,180 (Source; GRO for Scotland). The Local Housing Strategy aims to improve the living conditions of the local poulation and it is a priority in the strategy to address difficulties being experienced by those who are homeless or living in poor housing .

4.11	Will the PPS have a significant environmental effect on areas or landscapes which have a recognised national, Community or international protection status?	No	The LHS will not directly lead to development or to a specific environmental impact. The effect of development supported by the LHS on areas or landscapes which have a recogniised national, Community or international protection status will be considered through the development planning and development management process.
4.12	Does the area affected possess special natural characteristics or a cultural heritage, which make it an area of high value or vulnerability?	No	The LHS will not directly lead to development or to specific environmental impacts. The effect of development supported by the LHS on areas or landscapes which have a recognised national, Community or international protection status will be considered through the development planning and development management process.
4.13	Will the plan lead to any circumstances where environmental quality standards or limit values may be exceeded?	No	The development of any sites would be considered through the development planning and development management process.
4.14	Will the plan lead or contribute to intensive land use?	No	The development of any sites would be considered through the development planning and development management process.

Summary of Environmental Effects

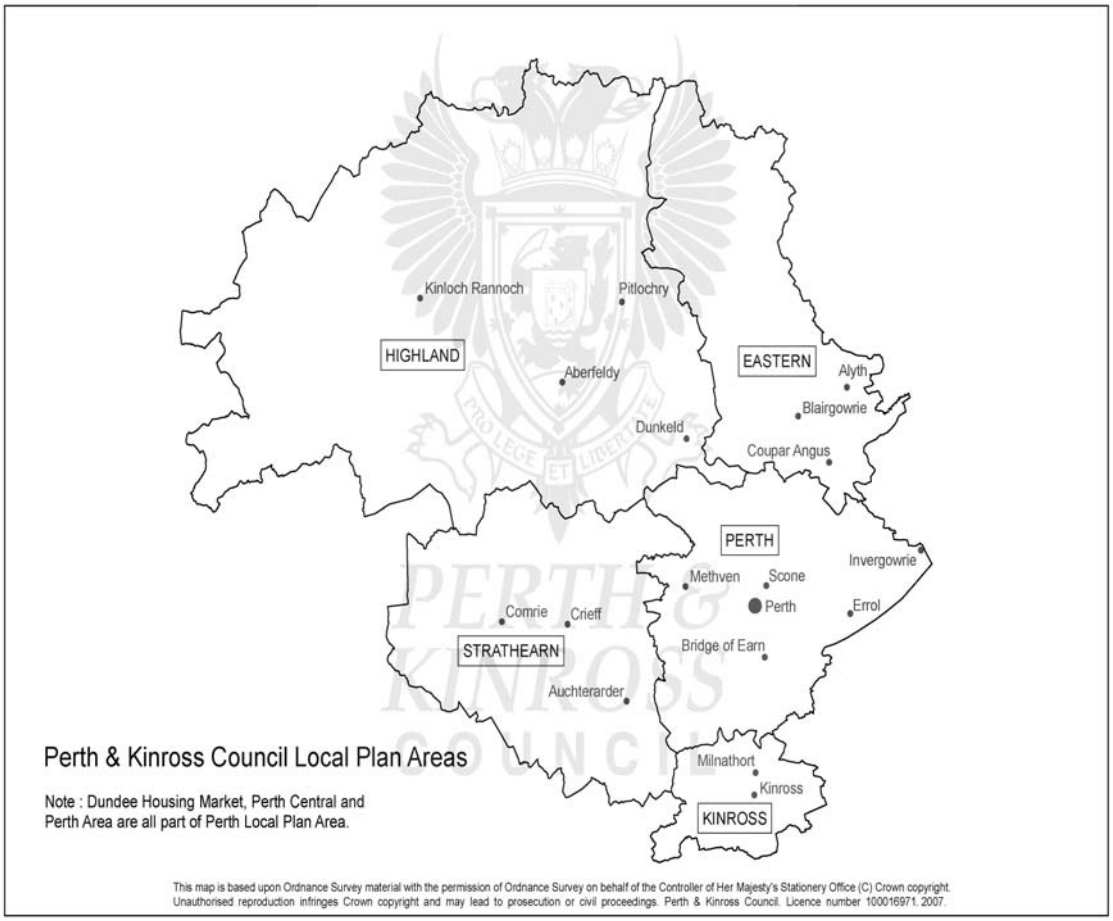
Summarise Perth & Kinross Council's initial opinion as to why a full SEA is or is not required. Discuss any significant environmental effects, positive or negative, (or lack of environmental effects) that may come about as a result of the PPS:

The interim LHS covering the period 2009-12 will provide the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across perth & kinross. It will also provide a framework for projects related to the improvement of the standard of the existing housing stock and will identify geographic priorities for the delivery of new build housing projects to meet housing need. The Council does not consider there to be any significant environmental effects arising from the LHS as it does not take the lead role in dentifying land for new housing. Land for new housing will be brought forward in accordance with Local Development Plans or any 'windfal' sites would be assessed with reference to policies incorporated within Local Development Plans.

In Perth & Kinross, the altration to the Stucture Plan, and from 2010 onwards the TayPlan Strategic Development Plan will identify a specific housing requirement and a spatial strategy for the provision of new housing. Local Development Plans will then allocate specific sites to meet the housing requirement. The environmental effects of specific development proposals will therefore be subject to environmental assessment through the hierarchy of development plans.

The recently published Alteration to the Perth & Kinross Structure Plan was accompanied by a SEA Environmental Report. Local development Plans will all be accompanied by a SEA and the environmental effects of any development proposal not included in the Local Development Plan will also be assessed against policies included in the Local Development Plan as part of the development management proposal. For these reasons it is the opinion of Perth & Kinross Council that a full environment report is not required for the LHS.

Appendix 1. Area Map



Appendix 2. PPS Objectives

The main objectives of the Local Housing Strategy are:-

1. To ensure that there is a sufficient supply of houses of the size and type people need, in the areas they want to live, and that they can afford.

2. To work in partnership and maintain sustainable and mixed communities.

3. To ensure that all houses in Perth & Kinross are in a good state of repair, well maintained, energy efficient.

4. To ensure the provision of a range of accommodation appropriate to the needs of individuals and their carers to enable them to receive the support and care they need within their own home and local community.

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