

SEA SCREENING REPORT (COVER NOTE)

PART 1

To: SEA.gateway@gov.scot
or
SEA Gateway
Scottish Executive
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:

SG06 – Affordable Housing – 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	SG06 – Affordable Housing – Supplementary Guidance
Purpose of PPS	The purpose of this supplementary guidance is to establish a framework for the implementation of Falkirk Council’s Affordable Housing policy (policy HC03) and set out a procedure for assisting the delivery of affordable housing in Falkirk through the planning system. It is intended to provide clear guidance for all interested parties, including house builders, social housing providers, planning consultants, and the community.
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	A commitment in the Falkirk LDP2 Proposed Plan to produce this SG
Subject (e.g. transport)	Affordable Housing
Period covered by PPS	From adoption of the Falkirk LDP2 until its review
Frequency of updates	At least every 5 years
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	Falkirk Council area.
Summary of nature/content of PPS	This SG will: provide a summary of affordable housing need in Falkirk Council area; outline the different forms of affordable housing; set out the Council’s approach to delivering affordable housing; outline the Council’s approach where developments are impacted by the requirement to provide other developer contributions; set out the procedure for the consideration of affordable housing as part of new development; describe housing eligibility and priority groups; and set out the required approach to the design and integration of affordable housing units.
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	05/12/2019

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Our determinations regarding the likely significance of effects on the environment of SG06 – Affordable Housing – Supplementary Guidance 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;">SG06 – Affordable Housing – Supplementary Guidance</div> <p>RESPONSIBLE AUTHORITY</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Falkirk Council</div>		
<p>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)</p>	<p>Likely to have significant environmental effects? YES/NO</p>	<p>Summary of significant environmental effects (negative and positive)</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 sets out the operation of policy HC03 of the Falkirk LDP2 dictating how the appropriate proportion of affordable housing, to be provided as part of new development.</p> <p>Policy HC03 and its reasonable alternatives have already been environmentally assessed in the Falkirk LDP2 Environmental Report.</p> <p>Whilst the required proportion of affordable housing to be delivered as part of new development has the potential for environmental effects these were not considered to be significant and are in any case dictated by Policy HC03 rather than this SG.</p>

1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	<p>This SG will influence masterplans, development briefs and development frameworks for housing development.</p> <p>As explained above any environmental effects caused by the implementation of this SG are dictated by policy HC03 of the LDP2 which has already been environmentally assessed.</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 creation of mixed tenure housing developments is an important element of creating sustainable communities.</p> <p>As explained above any environmental effects caused by the implementation of this SG are dictated by policy HC03 of the LDP2 which has already been environmentally assessed.</p>
<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	<p>Lack of affordable housing can cause an area to depopulate through migration to more affordable areas, can lead to increased pressure on the existing housing stock, resulting in overcrowding, or can raise demand for sites for temporary accommodation. The latter option could have a direct impact on land and the environment but decisions on such sites would be dictated by policy in the LDP2 which has already been environmentally assessed.</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	

2 (a) the probability, duration, frequency and reversibility of the effects	No	As explained above any environmental effects caused by the implementation of this SG are dictated by policy HC03 of the LDP2 which has already been environmentally assessed.
2 (b) the cumulative nature of the effects	No	As explained above any environmental effects caused by the implementation of this SG are dictated by policy HC03 of the LDP2 which has already been environmentally assessed.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	
2 (d) the risks to human health or the environment (for example, due to accidents)	No	

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)
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<p>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)</p>	<p>Likely to have significant environmental effects? YES/NO</p>	<p>Summary of significant environmental effects (negative and positive)</p>
<p>2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</p>	<p>No</p>	<p>As explained above any environmental effects caused by the implementation of this SG are dictated by policy HC03 of the LDP2 which has already been environmentally assessed.</p> <p>The other potential sources of environmental effects are caused by the proposed location of any new affordable housing secured through the implementation of this SG.</p> <p>The location of any new affordable housing is likely to be on housing sites identified within the LDP2 (which have already been through the SEA process).</p>
<p>2 (f) the value and vulnerability of the area likely to be affected due to-</p> <ul style="list-style-type: none"> (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use. 	<p>No</p>	<p>New affordable housing secured through the implementation of this SG could theoretically be located: in areas with special natural or cultural heritage characteristics; where environmental quality standards or limit values have been exceeded or on areas of intensive land-use.</p> <p>The location of any new affordable housing is likely to be on housing sites identified within the LDP2 (which have already been through the SEA process) .</p>

<p>Criteria for determining the likely significance of effects on the environment</p> <p>(2(e), 2(f) 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>
<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>		<p>New affordable housing secured through the implementation of this SG could theoretically be located on areas or landscapes which have a recognised national, Community or international protection status.</p> <p>The location of any new affordable housing is likely to be on housing sites identified within the LDP2 (which have already been through the SEA process).</p>

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A summary of our considerations of the significant environmental effects of SG06 – Affordable Housing – Supplementary Guidance is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

This SG sets out the operation of policy HC03 of the Falkirk LDP2 dictating how the appropriate proportion of affordable housing, to be provided as part of new development, should be delivered.

Policy HC03 and its reasonable alternatives have already been environmentally assessed in the Falkirk LDP2 Environmental Report.

Whilst the required proportion of affordable housing to be delivered as part of new development has the potential for environmental effects these were not considered to be significant and are in any case dictated by Policy HC03 rather than this SG

There is the potential for new affordable housing development to have significant environmental effects dependent on its location. The location of any new affordable housing is likely to be on housing sites identified within the LDP2 (which have already been through the SEA process).

In conclusion therefore the implementation of this SG is unlikely to have any significant environmental effects in its own right and therefore SEA is not required.