

**SEA SCREENING REPORT (COVER NOTE)**

**PART 1**

**To:** [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)  
or  
SEA Team  
Scottish Government  
Area 2-H Bridge (Car Park)  
Mail point 13, Victoria Quay  
Edinburgh EH6 6QQ

**PART 2**

An SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Strategic Housing Investment Plan

The Responsible Authority is:

Dundee City 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**

John Wolstencroft

**Job Title**

Housing Quality and Performance Manager

**Contact address**

Dundee City Council,  
Housing Department  
East District Housing Office,  
169 Pitkerro Road,  
Dundee  
DD4 8ES.

**Contact tel no**

(01382) 307369

**Contact email**

john.wolstencroft@dundeecity.gov.uk

**PART 7**

**Signature**  
(electronic  
signature  
is acceptable)

John Wolstencroft

**Date**

02/12/2008

## SEA SCREENING REPORT - KEY FACTS

<b>Responsible Authority</b>	Dundee City Council
<b>Title of PPS</b>	Strategic Housing Investment Plan
<b>Purpose of PPS</b>	To direct housing investment towards the development/refurbishment of affordable and sustainable housing.
<b>What prompted the PPS</b> (e.g. a legislative, regulatory or administrative provision)	Legislation, namely Housing (Scotland) Act 2001 - section 89.
<b>Subject</b> (e.g. transport)	Housing
<b>Period covered by PPS</b>	2009 - 2014
<b>Frequency of updates</b>	Annual rolling updates.
<b>Area covered by PPS</b> (e.g. geographical area – it is good practice to attach a map)	Area coming under the jurisdiction of Dundee City Council.
<b>Summary of nature/content of PPS</b>	A plan, which encourages the re-use of brownfield, sites for the development of affordable sustainable housing.
<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>	02/12/2008

## SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of Strategic Housing Investment Plan is set out in Table 1.

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

<b>TITLE OF PPS</b> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Strategic Housing Investment Plan</div> <b>RESPONSIBLE AUTHORITY</b> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Dundee City Council</div>		
<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>
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	YES	The Plan sets out a vision, which encourages the re-use of brownfield land for sustainable housing development including, where possible, the re-use of existing infrastructure or creation of sustainable alternatives.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	YES	As the main delivery agent for affordable housing in Dundee as laid out in the Local Housing Strategy, this plan sits towards the top of the hierarchy, which operates within the framework of the Local Development Plan.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	YES	As this plan by its very nature assumes affordable housing is to be provided on brownfield sites then it intrinsically integrates environmental considerations in decision-making.
1(d) environmental problems relevant to the PPS	YES	Positive effect of replacing poor quality energy-inefficient housing with modern, sustainable energy-efficient properties.

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)	YES	Not quite sure what to put here but we thought that Sustainable Urban Drainage Systems (SUDs) could be relevant here.
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<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 (a) the probability, duration, frequency and reversibility of the effects	YES	Positive impact on human health and wellbeing of being housed in sustainable, energy-efficient housing. Effects will be gradual but there will be long-term improvement.
2 (b) the cumulative nature of the effects	YES	The effects will be in small dispersed areas of the city so the cumulative effects will not be of major importance.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	YES	Development of new affordable housing in the Dundee City Council area will inevitably impact on the larger Dundee housing market area, which extends into Angus, Perth and Kinross and North-East Fife.
2 (d) the risks to human health or the environment (for example, due to accidents)	YES	Positive effect on human health of living in warm, easy and cheap to heat homes.

<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)	YES	The Dundee City Council area and a population of approximately 140,000. Although those directly effected will be the 200 households per year who will directly benefit from being allocated the new affordable housing.
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.	YES	i) there WILL be re-use of culturally significant buildings such as former jute-mills ii) housing will be designed according to sustainability standards iii) re-use of brownfield land
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	YES	Again, the fact that the plan advocates the use of brownfield sites means that urban greenspace is protected.

## SEA SCREENING REPORT

**A summary of our considerations of the significant environmental effects of Strategic Housing Investment Plan is given below.**

**TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS**

The strategy will have positive effects by the re-use of brownfield land. Development should, as far as practicable, improve environmental standards and use sustainable building methods and materials. The impact on people and society will be beneficial to health by providing housing, which is affordable to use. Housing will be set in an environment, which is safe and clean.