

SEA SCREENING REPORT (COVER NOTE)

PART 1

To: SEA.gateway@scotland.gsi.gov.uk
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:

Strategic Housing Investment Plan 2011 - 2016

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

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PART 7

Signature (electronic signature is acceptable)	John Wolstencroft
Date	15th October 2010

SEA SCREENING REPORT - KEY FACTS

Responsible Authority	Dundee City Council
Title of PPS	Strategic Housing Investment Plan 2011 - 2016
Purpose of PPS	The SHIP sets out an annual affordable housing investment programme for the Council on a site by site basis.
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	Legislation, namely Housing (Scotland) Act 2001 - section 89.
Subject (e.g. transport)	Housing
Period covered by PPS	2011 - 2016
Frequency of updates	Annual rolling updates.
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	Area coming under the jurisdiction of Dundee City Council.
Summary of nature/content of PPS	The SHIP is used to aid strategic planning within Dundee City Council and is compiled through partnership working with RSLs, developers and the planning dept. It lists individual sites and identifies funding proposals, land availability and constraints.
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	15th October 2010

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Our determinations regarding the likely significance of effects on the environment of Strategic Housing Investment Plan 2011 - 2016 is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Strategic Housing Investment Plan 2011 - 2016</div> RESPONSIBLE AUTHORITY <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Dundee City Council</div>		
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)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects (negative and positive)
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	No.	The SHIP summarises Dundee City Council's anticipated affordable housing investment plans for the next 5 years. At sub-area level, it sets out the proposed development sites on individual site basis to influence the allocation by Scottish Government annual affordable housing investment.
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 operates within the framework of the Local Development Plan which is currently undergoing SEA.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No.	The 2010 SHIP seeks to allocate resources to development projects which will have minimal environmental impacts, and seeks to encourage the minimisation of environmental impacts when project proposals are being developed.

Criteria for determining the likely significance of effects on the environment (1(d) etc. refer to paras 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)
1(d) environmental problems relevant to the PPS	No.	In many cases, the housing provided will form part of larger development sites. The overall 'significant' environmental effects of any housing development are expected to be minimal.
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.	As per 1(c), the 2009 SHIP will have no or little relevance to the implementation of community legislation on the environment.
2 (a) the probability, duration, frequency and reversibility of the effects	No.	There may be positive impacts on human health and wellbeing of being housed in sustainable, energy-efficient housing, however effects will be gradual over a long-term period.
2 (b) the cumulative nature of the effects	No.	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)	No.	Development of new affordable housing in the Dundee City Council area may 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)	No.	Likely positive effects on human health of living in warm, easy and cheap to heat homes.

Criteria for determining the likely significance of effects on the environment (2(e), 2(f) etc refer to paras 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)
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No.	Whilst the Dundee City Council area covers a population of approx. 140,000 those directly effected will be the 200 households per year.
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.	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	No.	Again, the fact that the plan advocates the use of brownfield sites means that urban greenspace is protected.

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A summary of our considerations of the significant environmental effects of the Strategic Housing Investment Plan 2011 - 2016 is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The SHIP plan relates to affordable housing development within the Dundee City Council boundary. It forms part of a hierarchy of plans that includes the Local Housing Strategy and Development Plans. The SHIP is produced annually and sets out how investment in affordable housing will be directed over a five year period in order to achieve outcomes set out in Dundee's Local Housing Strategy.

The SHIP will detail current development and planned provision of affordable housing. It will also identify current investment commitments, estimated cost of proposed development and anticipated sources of funding. The SHIP is a resource planning tool or a budgetary plan, which under normal circumstances is exempted from the Environmental Assessment (Scotland) Act 2005.

The SHIP sits within a hierarchy of strategies. Land is identified for housing through the planning process, the local housing strategy sets housing priorities and outcomes and the SHIP sets out how resources will be directed to deliver these outcomes. The SHIP will not make decisions on new housing sites and therefore does not result in any significant environmental effects that have not already been assessed.

In light of the reasons outlined above, it is Dundee City Council's opinion that the SHIP does not require SEA.