

Strategic Environmental Assessment Screening Determination

Notice of the Determination that the proposed East Dunbartonshire Council Intermediate Housing Planning Guidance will not require a Strategic Environmental Assessment

Environmental Assessment (Scotland) Act 2005

As required under the Environmental Assessment (Scotland) Act 2005, East Dunbartonshire Council has reviewed the likely significance of the environmental effects of the proposed Intermediate Housing Planning Guidance.

East Dunbartonshire Council has made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Intermediate Housing Planning Guidance is not likely to result in significant environmental effects. The Planning Guidance will therefore not be subject to a Strategic Environmental Assessment.

Neil Samson

Strategic Environmental Assessment Technical Officer

Place, Neighbourhood and Corporate Assets

Land Planning and Development

Southbank House

Strathkelvin Place

Kirkintilloch

G66 1XQ

Relevant Documents:

- SEA Screening Determination Notification to Consultation Authorities on 7th March 2017
- Screening Report submitted to Consultation Authorities on 15th July 2016
- Responses from the Consultation Authorities:
 - Covering Letter from Scottish Government SEA Gateway
 - Response from Historic Environment Scotland
 - Response from Scottish Environment Protection Agency (SEPA)
 - Response from Scottish Natural Heritage (SNH)

Date: 7th March 2017

SEA Gateway
Scottish Government
Area 2 H (South)
Victoria Quay
Edinburgh
EH6 6QQ

**PLACE, NEIGHBOURHOOD AND
CORPORATE ASSETS**

Land Planning and Development

Southbank House
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G66 1XQ

Telephone 0141 578 8600

Fax No: 0141 578 8575

Dear Sirs,

**SEA Screening Determination
East Dunbartonshire Council Intermediate Housing Planning Guidance**

I refer to your letter dated 6th March 2017 outlining the responses from the Consultation Authorities to the Screening Report that was submitted on 10th February 2017 in relation to the proposed East Dunbartonshire Council Intermediate Housing Planning Guidance.

After reviewing the responses, the Consultation Authorities are in agreement with the Council that the Intermediate Housing Planning Guidance is unlikely to have significant environmental effects. On 7th March 2017 East Dunbartonshire Council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Intermediate Housing Planning Guidance is unlikely to have significant environmental effects. Therefore, the document will not be subject to a Strategic Environmental Assessment.

A copy of the screening determination will be available for inspection during normal office hours at Southbank House, Strathkelvin Place, Kirkintilloch, G66 1XQ and on the Council website at www.eastdunbarton.gov.uk/s-e-a. An advert will also be placed in the local newspapers to publicise the screening determination.

In accordance with Section 10(1) of the Act, a copy of the screening determination is enclosed and I would be obliged if you could forward this onto the Consultation Authorities.

If you have any further queries, please do not hesitate to contact the Strategic Environmental Assessment 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:	Intermediate Housing Planning Guidance
What prompted the plan: (e.g. a legislative, regulatory or administrative provision)	The modification of the housing land supply target within the LDP by the Reporter to include an extra 24 affordable homes per year to be delivered through unsubsidised intermediate tenures.
Plan subject: (e.g. transport)	Planning Policy and Housing Delivery
Screening is required by the Environmental Assessment (Scotland) Act 2005. Based on Boxes 3 and 4, our view is that:	<input type="checkbox"/> 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 <input type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4) <input checked="" type="checkbox"/> An SEA is <u>not</u> required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within <input checked="" type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4)
Contact details:	Neil Samson Tel: 0141 578 8615 Email: Neil.Samson@eastdunbarton.gov.uk Place, Neighbourhood & Corporate Assets Directorate East Dunbartonshire Council Southbank House Strathkelvin Place Kirkintilloch G66 1XQ
Date:	10 th February 2017

STEP 2 CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:	<p>The Reporter examining the Proposed East Dunbartonshire Local Development Plan increased the affordable housing target on the basis that there was interest shown by the development industry through the LDP process to provide unsubsidised forms of affordable housing in East Dunbartonshire. However, the Reporter did not include any policy wording changes to help achieve the delivery of these additional affordable units.</p> <p>Currently, the Council has guidance on the delivery affordable housing within the Planning Obligations Supplementary Guidance; however this only covers subsidised tenures of affordable housing where developers are required to work in partnership with Registered Social Landlord's or the Council, and as such does not include any practical information to guide the delivery of affordable housing solutions by the private sector. Therefore the Council has concluded that specific guidance on unsubsidised affordable housing is required to ensure that the additional target introduced by the Reporter is fulfilled and that the intended types of housing are actually delivered. This would be achieved through using the guidance in the development application process to ensure that developments provide a level of intermediate housing beyond the 25% subsidised affordable housing.</p>
Description of the Plan:	<p>The key policy driver is the Local Development Plan (LDP), which sets the policy framework for consideration through Policy 6 – Creating Inclusive and Sustainable Communities. Note that the Intermediate Housing Planning Guidance will form non-statutory planning guidance in support of the LDP. This means that the guidance will not form part of the development plan, however will be a material consideration in the Development Management decision-making processes. This also means that the guidance 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.</p> <p>The Planning Guidance itself will sit underneath the Local Development Plan and Local Housing Strategy in the Council-wide strategic hierarchy and work in conjunction with the Planning Obligations Supplementary Guidance as it focusses on the additional elements recommended by the Reporter and provides clarity on the housing land supply and affordable housing targets/tenure options for developers and practitioners alike.</p>
What are the key components of the plan?	<p>At this early stage, the proposed components for the proposed Planning Guidance are the following intended outcome and objectives:</p> <p><u>Outcome</u></p> <p>The increased delivery of housing in East Dunbartonshire, through unsubsidised means, that meets recognised local need and is affordable for those who cannot afford the high average market costs that persist in the area.</p> <p><u>Objectives</u></p> <ol style="list-style-type: none">1. Establish a target for intermediate housing to be delivered on development sites as a percentage of the total number of units, or other method as appropriate (in addition to the 25% subsidised affordable housing target in the LDP) .2. Establish clear criteria for determining which development sites the intermediate target should apply to (for example, sites that have already achieved planning consent will need to be exempt and potentially also smaller sites).

	<ol style="list-style-type: none"> 3. Set out the types of unsubsidised tenures/ developer products that would be accepted to count towards the intermediate target and any relevant parameters such as maximum size or cost. 4. Provide any other criteria such as design considerations. 5. Set out any non-financial assistance that the Council can provide to assist private developers in developing unsubsidised affordable housing.
<p>Have any of the components of the plan been considered in previous SEA work?</p>	<p>The intended outcomes of the proposed Planning Guidance will be directly related to the Local Development Plan, Planning Obligations Supplementary Guidance and Local Housing Strategy which have all been subject to SEA. The LDP has been through the full SEA process, which included the Councils Housing related Policy (Policy 6 – Creating Inclusive and Sustainable Communities) and the allocation of all development sites for the life of the plan. This new Planning Guidance will introduce modified policy elements to be considered through the implementation of Policy 6 within the LDP.</p>
<p>In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:</p>	<p>At this stage, the components known are the intended outcome and proposed objectives. The proposed objectives are likely to require screening at this stage as they will be the strategic direction for the proposed Planning Guidance. The proposed draft objectives are as follows:</p> <ol style="list-style-type: none"> 1. Establish a target for intermediate housing to be delivered on development sites as a percentage of the total number of units, or other method as appropriate (in addition to the 25% subsidised affordable housing target in the LDP) . 2. Establish clear criteria for determining which development sites the intermediate target should apply to (for example, sites that have already achieved planning consent will need to be exempt and potentially also smaller sites). 3. Set out the types of unsubsidised tenures/ developer products that would be accepted to count towards the intermediate target and any relevant parameters such as maximum size or cost. 4. Provide any other criteria such as design considerations. 5. Set out any non-financial assistance that the Council can provide to assist private developers in developing unsubsidised affordable housing.

**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		
Objective 1 Establish a target for intermediate housing to be delivered on development sites as a percentage of the total number of units, or other method as appropriate (in addition to the 25% subsidised affordable housing target in the LDP).	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	The proposed Intermediate Housing Planning Guidance is likely to provide minor positive impacts on the environment in relation to population and human health . This is mainly through increased provision and availability of affordable housing and improved sustainable communities. The Planning Guidance itself will not set a framework for development. The LDP has been comprehensively assessed through the SEA process, including its policy framework and site-specific environmental impacts for each allocated development site within East Dunbartonshire. Therefore the Planning Guidance will only provide an additional material consideration for developers and the Councils Development Management practitioners to adhere to the affordable housing targets and tenure options set out within this new Planning Guidance, in conjunction with LDP Policy 6 – Creating Inclusive and Sustainable Communities and Supplementary Guidance on Planning Obligations). In terms of design consideration mentioned within Objective 4, this will be the main consideration and brought forward through the Supplementary Guidance related to Design and Placemaking and Planning Obligations.	
Objective 2 Establish clear criteria for determining which development sites the intermediate target should apply to (for example, sites that have already achieved planning consent will need to be exempt and potentially also smaller sites).	✗	✗	✗	✗	✗	✗	✗	✗	✗			
Objective 3 Set out the types of unsubsidised tenures/ developer products that would be accepted to count towards the intermediate target and any relevant parameters such as maximum size or cost.	✗	✗	✗	✗	✗	✗	✗	✗	✗			
Objective 4 Provide any other criteria such as design considerations.	✗	✓	✗	✗	✗	✗	✗	✗	✗			

Objective 5

Set out any non-financial assistance that the Council can provide to assist private developers in developing unsubsidised affordable housing.

x	x	x	x	x	x	x	x	x	x	x	
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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 Intermediate Housing Planning Guidance will support the implementation of the Local Development Plan, while not forming statutory guidance. As outlined in the above initial components assessment (Box 10), there is a possibility that the Planning Guidance is likely to provide minor positive impacts in relation to **population and human health** through increased provision and availability of affordable housing and improved sustainable communities.

Whilst it is anticipated that the Planning Guidance will have a positive impact, to an extent, the overall environmental impacts of the Planning Guidance 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 or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

Local Government and Communities Directorate
Planning and Architecture Division

T: 0131-244 7650 F: 0131-244 7555
E: Johnathan.Whittlestone@gov.scot
D: 6th March 2017

Neil Samson
East Dunbartonshire Council
SEA Technical Officer
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ



01251 Screening - East Dunbartonshire Council - Intermediate Housing Planning Guidance

Dear Neil,

With reference to the Screening document you submitted on 10th February 2017.

The Consultation Authorities have now considered your screening request as per **Section 9(3)** of the **Environmental Assessment (Scotland) Act 2005**. For convenience I have set out, in the table below, their individual views on whether there is a likelihood of significant environmental effects.

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. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Environment Scotland	No
Scottish Environment Protection Agency	No
Scottish Natural Heritage	No
OVERALL VIEW ON LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS	No

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, 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 0131 244 7650.

Yours sincerely

Johnathan Whittlestone
SEA Gateway Officer

Victoria Quay, Edinburgh EH6 6QQ
www.gov.scot

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By email to: SEA.gateway@gov.scot

Mr Neil Samson
Place, Neighbourhood & Corporate Assets
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Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our ref: LDP/EDUN
Our Case ID: 201605926
Your ref: 01251 SCREENING
06 March 2017

Dear Mr Samson

Environmental Assessment (Scotland) Act 2005
East Dunbartonshire Council - Intermediate Housing Planning Guidance
Screening Report

Thank you for your consultation which we received on 10 February about the above screening report. We have reviewed the screening 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. Please note that our view is based on our main area of interest for the historic environment.

My understanding is that, following recommendations from the examination of the Proposed East Dunbartonshire Local Development Plan, modifications to the council's policy on affordable housing are required. In order to facilitate this a new piece of non-statutory guidance on unsubsidised affordable housing is to be published. I note that the council considers that, as the related Policy 6 of the Local Development Plan has been subject to the full SEA process, this guidance in itself is unlikely to have significant effects. In light of this and the information contained within the screening report I agree that the guidance in itself is unlikely to have significant effects on the historic environment.

However, as you will be aware, it is the responsibility of East Dunbartonshire Council as the Responsible Authority to determine whether the guidance requires an environmental assessment and to inform the Consultation Authorities accordingly.

We hope this is helpful. Please contact us if you have any questions about this response. The officer managing this case is Andrew Stevenson and they can be contacted by phone on 0131 668 8960 or by email on andrew.stevenson2@hes.scot.

Yours sincerely

Historic Environment Scotland

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH
Scottish Charity No. SC045925
VAT No. GB 221 8680 15

Our ref: PCS/151513
SG ref: SEA/01251/scr

If telephoning ask for:
Simon Watt

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

14 February 2017

By email only to: SEA_Gateway@gov.scot

Dear Sir

Environmental Assessment (Scotland) Act 2005 Intermediate Housing Planning Guidance - Screening Report

Thank you for your Screening Report consultation which SEPA received via the Scottish Government SEA Gateway on 10 February 2017.

In accordance with Section 9(3) of the Environmental Assessment (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. Having reviewed the Screening Report, we consider that in respect of our main areas of interest (air, water, soil, human health, material assets (of which we have a specific interest in waste) and climatic factors) the plan is unlikely to have significant environmental effects. Although we are of the view that significant environmental effects are not likely, it is for the East Dunbartonshire Council as Responsible Authority to make a formal determination taking into account the consultation responses received.

If it is formally determined that SEA is required, you will be aware that the next stage requires the Responsible Authority to consult the Consultation Authorities on the proposed scope and level of detail to be included within the Environmental Report. This can be undertaken through preparation of a concise Scoping Report. We would encourage you to use the scoping process to focus the assessment on those SEA issues upon which there are likely to be significant environmental effects, to outline the baseline information you consider as most relevant and explain your proposed method of assessment. To assist with this process we have produced [SEA topic guidance](#) for those issues which fall within our remit. Further information on scoping can be found in the [Scottish Government SEA Guidance](#) (sections 3.4 to 3.8 in particular).

We are committed to providing early and focused advice and supporting continuous engagement and therefore if it is determined that SEA is required we would welcome the opportunity to meet with you and discuss these issues prior to the formal consultation.

Should you wish to discuss this screening consultation please do not hesitate to contact me on 01698 839 000 or via our SEA Gateway at sea_gateway@sepa.org.uk.

Yours sincerely
Simon Watt
Senior Planning Officer
Planning Service
Ecopy: sea_gateway@hes.scot; sea_gateway@snh.gov.uk



Chairman
Bob Downes
Chief Executive
Terry A'Hearn

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**Scottish Natural Heritage
Dualchas Nàdair na h-Alba**

All of nature for all of Scotland
Nàdar air fad airson Alba air fad

By e-mail only to: sea.gateway@gov.scot

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

Date: 20 February 2017
Our ref: CNS/SEA/SSEA/01251

Dear Mr Samson

**Environmental Assessment (Scotland) Act 2005:
East Dunbartonshire Council - Intermediate Housing Planning Guidance
Screening Determination**

Thank you for your screening report submitted on 10 February 2017 via the Scottish Government SEA Gateway in respect of the above plan.

SNH has considered your screening report using the criteria set out in Schedule 2 of the 2005 Act. In terms of our interests, we agree that the above Plan 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 Graeme Heenan on 0141 951 4488 or via SNH's SEA Gateway at sea.gateway@snh.gov.uk.

Yours sincerely

Lyndsey Kinnes
Operations Manager
Strathclyde & Ayrshire

CC sea.gateway@sepa.org.uk; hssea.gateway@gov.scot

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