



East Dunbartonshire Council

www.eastdunbarton.gov.uk

Date: 3rd November 2021
SEA Gateway
Scottish Government
Area 2 H (South)
Victoria Quay
Edinburgh
EH6 6QQ

PLACE, NEIGHBOURHOOD AND CORPORATE ASSETS
Land Planning and Development
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ
Telephone 0141 578 8600
Fax No: 0141 578 8575

Dear SEA Gateway and Consultation Authorities,

**SEA Screening Determination
Local Housing Strategy 2022-27**

I refer to your letter dated 26th October 2021 outlining the responses from the Consultation Authorities to the Screening Report that was submitted on 4th October 2021 in relation to the proposed Local Housing Strategy.

The Consultation Authorities are in agreement with the Council that the Strategy is unlikely to have any significant environmental effects. On 2nd November 2021 East Dunbartonshire Council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the Strategy is unlikely to have any significant environmental effects. Therefore, the Strategy will not be subject to a full Strategic Environmental Assessment and an Environmental Report will not be prepared alongside the document.

In accordance with Section 10(1) of the Act, a copy of the screening determination along with the Screening Report and Consultation Authority responses will be made available on request as well as on the Council website at www.eastdunbarton.gov.uk/S-E-A. An advert will also be placed in the Kirkintilloch Herald and Milngavie and Bearsden Herald to publicise the screening determination.

If you have any further queries, please don't hesitate to contact Neil Samson (SEA 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:

Local Housing Strategy 2022-27

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

Production of the LHS and keeping the LHS under review is a legislative requirement under the Housing (Scotland) Act 2001.

Plan subject:

(e.g. transport)

Housing and land use, energy efficiency, housing quality, health and housing support services, homelessness.

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

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

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

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:

1st October 2021

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

Under the Housing (Scotland) Act 2001, the Council is required to produce a Local Housing Strategy (LHS) that sets out the strategic vision for the delivery of housing and housing related services and the outcomes the Council seeks to achieve over a 5-year period. The current LHS covers 2017-2022. The new LHS will replace the existing Strategy and will cover 2022 – 2027.

The Strategy will influence and be influenced by the Local Outcome Improvement Plan, Sustainability & Climate Change Framework, Local Development Plan, Strategic Housing Investment Plan and emerging Climate Action Plan.

Key drivers that will also influence LHS design and delivery, include:

- Population and household change
- Inclusive economic growth
- Creating sustainable communities
- Promoting a place based approach to planning
- Evidence of Local Housing system imbalances
- Delivery of national housing targets and outcomes

Description of the Plan:

The new LHS will be based on analysis of the existing Strategy to identify where further actions are needed. Integral to the LHS is stakeholder consultation, which will provide an opportunity for people to influence the direction of the Strategy. There are a number of statutory requirements listed in the 2019 Guidance, the LHS also links to Scottish Government priorities, plans and targets and is directly linked to the Council's Local Development Plan (LDP adopted in 2017) and proposed LDP2.

Scottish Government Guidance (2019) states that the LHS must set out the strategic direction for the Council and its partners to tackle housing need and demand and to inform future investment in housing and housing related services including:

- Making it easier to access affordable housing
- Improving the quality of housing
- Preventing homelessness
- Providing housing and related services to specific groups
- Reducing fuel poverty

The LHS requires in depth analysis of the housing system and identification of housing issues that need to be tackled, there will be a set of high level actions under each outcome that will form the basis of the direction of the new LHS.

The spatial scope of the Strategy will be East Dunbartonshire wide.

What are the key components of the plan?

The LHS is the overarching Strategy document incorporating a number of topics, Including:

- **Housing Supply and Placemaking**
Housing Need and Demand Assessment which sets out possible housing supply targets and should be consistent with and compliment the LDP this should also feed into NPF4 minimum all tenure land requirements.
- **Tackling Homelessness**
Rapid Rehousing Transition Plan and approach to Housing Options. This will include a duty to provide housing support and improve temporary accommodation standards.
- **Independent Living and Specialist Provision**
Integration of the Housing Contribution Statement which forms part of the Health and Social Care Commissioning Plan and sets out the role of Housing within Health and Social Care. Specialist Housing requirements, wheelchair and accessible housing targets will sit under this topic.
- **Child Poverty**
Child Poverty (Scotland) Act 2017 and Strategy for Relieving Housing Induced Poverty.
- **Fuel Poverty and Climate Change**
Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019. The Council will need to align work as far as possible with national targets.
- **House Condition**
Tackling housing that is below tolerable standard, housing regeneration, implementing the Scheme of Assistance, SHQS and ESSH.

Previous LHS structure

The previous LHS had the following 5 priorities these are currently under review:

1. Enable a suitable, efficient, affordable supply of housing
2. Enhance the role of housing options in preventing homelessness
3. Encourage independent living
4. Address housing condition, fuel poverty and regeneration
5. Improve service delivery, quality and value for money

The LHS is supplemented by a Strategic Housing Investment Plan which shows how affordable housing investment priorities articulated in the LHS will be delivered in practice.

Have any of the components of the plan been considered in previous SEA work?

The Strategy will be new information that has not been considered as part of previous SEA work for any other PPS. However, the content will be developed in line with the proposed Local Development Plan 2 policy Framework and land allocations as well as Local Outcome Improvement Plan, Sustainability & Climate Change Framework, Strategic Housing Investment Plan and emerging Climate Action Plan. All of these documents, with the exception of the SHIP, have been subject to full SEA or are currently undertaking the process.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan

At this early stage the components which require screening will be the draft priorities taken from the previous LHS. These are currently under review but are unlikely to be significantly altered to the existing priorities, set out below.

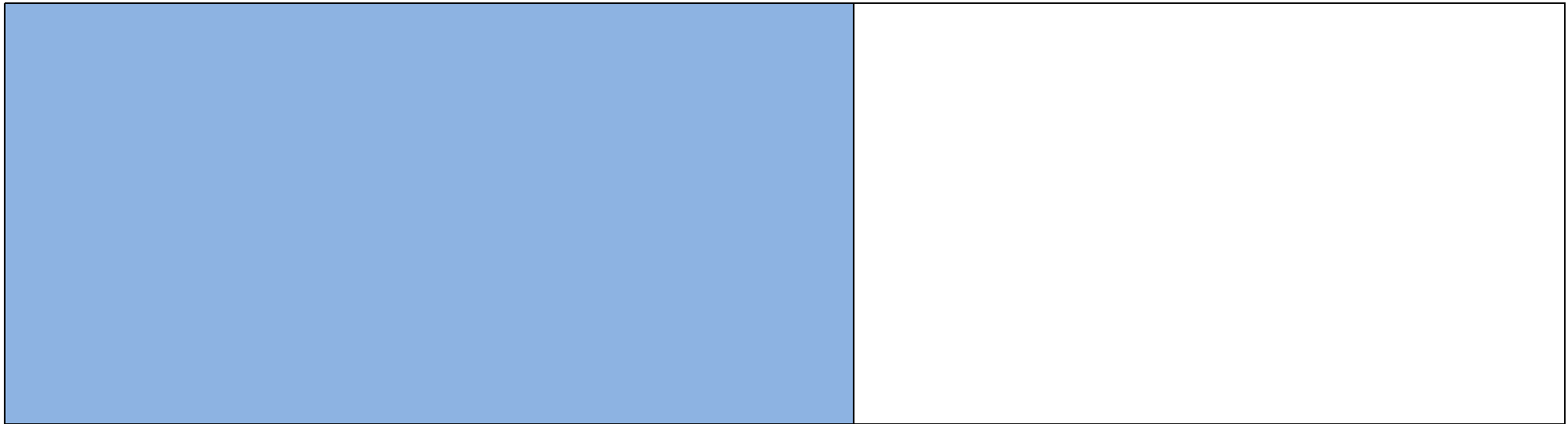
- Enable a suitable, efficient, affordable supply of housing

that are likely to require screening:

- Enhance the role of housing options in preventing homelessness
- Encourage independent living
- Address housing condition, fuel poverty and regeneration
- Improve service delivery, quality and value for money

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS**

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		
Draft Priority 1	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	<p>After considering the Strategy and draft components, it is likely to have interactions to some degree with the majority of environmental topics. There is unlikely to be any significant environmental impacts through the development and implementation of this Strategy.</p> <p>The LHS will be in line with Policy 12: Housing from the proposed LDP2 and not directly lead to a programme of development consents. All housing policy and related land is allocated and assessed through the proposed LDP2 and corresponding SEA process. All anticipated effects of development supported by the LHS on areas or landscapes, which have a recognised national, community or international protection status have been considered through the SEA of the LDP2. In addition to this, any proposed housing sites (already assessed individually) will be subject to the full policy framework also assessed through the SEA of the LDP2 and implemented by the development management process.</p>	
	Enable a suitable, efficient, affordable supply of housing											
Draft Priority 2	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗		
	Enhance the role of housing options in preventing homelessness											
Draft Priority 3	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗		
	Encourage independent living											
Draft Priority 4	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗		
	Address housing condition, fuel poverty and regeneration											
Draft Priority 5	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗		
	Improve service delivery, quality and value for money											



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 LHS covering the period 2022 – 27 will provide the strategic direction to tackle housing need and demand and to inform the future investment in housing related services across East Dunbartonshire. It will also provide projects related to the improvement of the standard of the existing 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 identifying, assessing and allocating land for new housing developments. Land for new housing will be brought forward in accordance with the proposed LDP2 and corresponding SEA process or any windfall sites would be assessed with reference to policies incorporated within the LDP2. The environmental effects of specific proposals have been subject to strategic level environmental assessment through the LDP2 and will also be subject to further scrutiny and assessments at the project level through the hierarchy of development plans and development management process.

The LHS is used to aid strategic planning within the Council and is compiled through partnership working with Registered Social Landlords, Private Developers, internal Council Departments, Health and Social Care Partnership, Local Community Groups, Voluntary Organisations, residents and equalities groups.

Whilst it is anticipated that the LHS will have some interactions in relations to environmental factors, to an extent, the overall environmental impacts of the LHS delivery and implementation are unlikely to be significant as they have been identified and mitigated against through the LDP2 process. 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.



T: 0131-244 0078
E: SEA.Gateway@gov.scot

Neil Samson,
Strategic Environmental Assessment Technical
Officer,
Sustainability Policy Team,
East Dunbartonshire Council

01677 - Screening - East Dunbartonshire Council - Local Housing Strategy 2022-27
26th October 2021

Dear Neil Samson,

With reference to the Screening document you submitted on 4th October 2021.

The Consultation Authorities have now considered your screening request as per **Section 9(3)** of the **Environmental Assessment (Scotland) Act 2005**. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions.

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. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

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, that 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 0078.

Kind regards,

Clare Donnelly
SEA Gateway Administrator



By email to: sea_gateway@gov.scot

Neil Samson
Sustainability Policy Team
East Dunbartonshire Council
Place, Neighbourhood and Corporate Assets
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
Switchboard: 0131 668 8600
HMConsultations@hes.scot

Our case ID: 300054355
Your ref: 01677
07 October 2021

Dear Neil Samson

[Environmental Assessment \(Scotland\) Act 2005](#)
[01677 - East Dunbartonshire Council - Local Housing Strategy 2022-27](#)

Screening Report

Thank you for your consultation which we received on 04 October 2021 about the above screening report. We have reviewed this 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.

Historic Environment Scotland's view

In light of the information and reasoning set out within the screening report, we **agree** with your view that there are **unlikely to be significant environmental effects for the historic environment**.

Historic Environment Scotland's comments

It is our understanding the Local Housing Strategy provides the strategic direction for housing need and demand in East Dunbartonshire. We note that you consider, as the identification, assessment and allocation of housing land to be delivered by the strategy as well as the relevant policies have been assessed through the SEA of the Local Development Plan 2, significant effects on the historic environment as a result of the guidance are unlikely. We are content to agree with this view.

Next steps

The Environmental Assessment (Scotland) Act 2005 requires you as the Responsible Authority to determine whether an environmental assessment is required. You must then notify the Consultation Authorities within 28 days of making this determination. This may be done via the SEA Gateway (sea_gateway@gov.scot).

We hope our advice is helpful to you in making this determination. Please feel welcome to contact us if you have any questions about this response. The officer managing this



HISTORIC
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ALBA

case is Andrew Stevenson who 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**

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

Your ref: 01677
Our ref: CEA164681
Date: 14 October 2021

Dear Mr. Samson,

Environmental Assessment (Scotland) Act 2005
East Dunbartonshire Council Local Housing Strategy 2022-2027

Thank you for your Screening Report consultation which NatureScot received via the Scottish Government SEA Gateway on 05 October 2021.

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 agree that negative impacts in these terms are unlikely. While the Strategy may well influence the selection of future development sites it will not in itself identify specific locations, and the assessment of environmental effects is therefore best left to downstream strategic planning such as the relevant Local Development Plan. We therefore agree with the conclusion that the Strategy will not require to be made subject to Strategic Environmental Assessment (SEA).

Please note that this consultation response provides a view solely on the potential for the plan or programme to have significant natural heritage effects. SNH 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 consultation please do not hesitate to contact me on 07766 505253 or via our SEA Gateway at SEA_GATEWAY@nature.scot.

Caspian House, 2 Mariner Court, Clydebank Business Park, Clydebank G81 2NR
Taigh Caspian, 2 Cùirt a' Mharaiche, Pàirc Gnothachais Bhruach Chluaidh, Bruach Chluaidh G81 2NR
0131 314 6750 nature.scot

Yours sincerely,

Dave Lang
Area Officer
Strathclyde and Ayrshire

Caspian House, 2 Mariner Court, Clydebank Business Park, Clydebank G81 2NR
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0131 314 6750 nature.scot

NatureScot is the operating name of Scottish Natural Heritage

Environmental Assessment (Scotland) Act 2005
01677 - Local Housing Strategy 2022-27 - East Dunbartonshire Council
Screening report

Thank you for consulting SEPA on this Screening Report by way of your email of 5 October 2021. In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005 we have reviewed the screening report using the criteria set out in Schedule 2 of the Act. In regard to our main areas of interest (air, water, soil, human health, material assets and climatic factors) **we agree with the conclusions of the screening report** that the proposed PPS is **unlikely to have** significant environmental effects.

Although we are of the view that significant environmental effects are unlikely, it is for the Responsible Authority to make a formal determination taking into account the consultation responses received.

If you would like to discuss this consultation response please do not hesitate to contact me by email or via our SEA Gateway at sea.gateway@sepa.org.uk.

Yours sincerely
Nicki Dunn

Cc:
sea_gateway@nature.scot
sea.gateway@hes.scot
sea.gateway@sepa.org.uk

Nicki Dunn
Senior Planning Officer
Scottish Environment Protection Agency | Law House | West of Scotland Science Park | Glasgow | G20 0XA
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