

Strategic Environmental Assessment

SEA PRE-SCREENING REPORT

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

Scottish Borders Council's Strategic Housing Investment Plan (SHIP) 2022-2027

The Responsible Authority is:

Scottish Borders Council

Pre-Screening has been undertaken in accordance with the Environmental Assessment (Scotland) Act 2005 Section 7 (1).

The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.

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Date

7 July 2021

SEA PRE-SCREENING REPORT – KEY FACTS

Responsible Authority	Scottish Borders Council
Title of PPS	Scottish Borders Council's Strategic Housing Investment Plan
Purpose of PPS	The SHIP sets out how investment in affordable housing will deliver the priorities in the Local Housing Strategy (LHS) 2017-2022.
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	Legislative Requirement
Subject (e.g. transport)	Investment in Affordable Housing Development
Period covered by PPS	2022-2027
Frequency of updates	Annual
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	Geographical Boundary of Scottish Borders
Summary of nature/ content of PPS	The SHIP is the key document for targeting investment in Affordable Housing in the Scottish Borders. It shows how the affordable housing investment priorities set out in the Local Housing Strategy 2017-2022 will be delivered in practice over 5 years from 2022-27. The SHIP includes affordable housing supply through new provision and regeneration.
Are there any proposed PPS objectives?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Copy of objectives attached	<input type="checkbox"/> YES <input type="checkbox"/> NO
Date	7 July 2021

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Our determinations regarding the likely significance of effects on the environment of **Scottish Borders Council's Strategic Housing Investment Plan** is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS		
Scottish Borders Council's Strategic Housing Investment Plan 2022-2027		
RESPONSIBLE AUTHORITY		
Scottish Borders Council		
Criteria for determining the likely significance of effects on the environment <small>refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</small>	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	<p>The Strategic Housing Investment Plan (SHIP) update 2022-27 articulates how the Council's affordable housing investment needs identified in the LHS are prioritised for investment and delivered at a local level.</p> <p>The SHIP will prioritise affordable housing and inform the Strategic Local Programme in order to meet the affordable housing supply targets set out in the LHS and as ranked by the Affordable Housing Project Priority Weighting Matrix (AHPWM)¹.</p> <p>The SHIP:</p> <ul style="list-style-type: none"> • Provides a practical plan detailing how the LHS investment priorities can be delivered; • Forms the basis for more detailed programme planning; and • Informs the allocation of resources from a national to local authority level. • Identifies the resources required to deliver the priorities. • Enhance the linkages between Planning and Housing <p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan</p>

¹ Affordable Housing Priority Weighting Matrix developed by Scottish Borders SHIP Project Group

<p>1(b) the degree to which the PPS influences other PPS including those in a hierarchy</p>	<p>NO</p>	<p>The SHIP is the delivery mechanism for the affordable housing investment element of the LHS, set within the context of the Development Plan, Single Outcome Agreement and Members Ambitious for the Borders targets. As such, the SHIP has no influence on plans or strategies at a higher level.</p> <p>The SHIP links with the LHS, and informs the strategic local programme (SLP) and the Single Outcome Agreement. Affordable housing projects have been prioritised according to need, deliverability, strategic fit, social and economic impact (including rurality) as determined by the AHPPWM.</p> <p>The hierarchy of relevant strategies is as follows:</p> <ol style="list-style-type: none"> 1. LOIP 2. Strategic Plan (including SESPlan)² 3. Local Development Plan 4. Local Housing Strategy 5. Corporate Priorities 6. SHIP 7. SLPA
<p>1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>NO</p>	<p>The Planning System provides the framework for sustainable development. All project developments identified in the SHIP are consistent with planning requirements.</p> <p>The Planning etc (Scotland) Act 2006 and The Planning (Scotland) Act 2019 places the principles of sustainability at the heart of the development process through its requirement for high quality design, safe inter-connected movement, accessibility and enhanced biodiversity.</p> <p>The Local Plan identifies the need for schemes to contribute to sustainable development through ensuring a proper balance between supply and demand locally.</p> <p>The Local Plan contains a suite of environmental policies and sustainability principles that will apply to projects identified in the SHIP.</p> <p>The Council's Registered Social Landlord (RSL) partners have in place design guides and sustainability policies that will help promote sustainable development.</p> <p>Whilst sustainable development will be integral to the implementation of the SHIP, it is unlikely that there will be significant environmental effects due to the proportion of overall development within the Scottish Borders, which the SHIP represents.</p>

² The SESPLAN and the Local Development Plan have both subject to SEA exercises.

1(d) environmental problems relevant to the PPS	NO	<p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan</p> <p>Environmental problems relevant to the SHIP are likely to be limited to short-term issues associated with construction. These are not considered as significant.</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	The SHIP is not directly relevant to the implementation of Community legislation on the environment.
2 (a) the probability, duration, frequency and reversibility of the effects	NO	Short-term effects during construction activities will be mitigated through site management procedures.
2 (b) the cumulative nature of the effects	NO	<p>Cumulative effects from the implementation of the SHIP will be limited as the SHIP relates to a limited scale of development.</p> <p>Issues associated with energy, water, and waste is addressed through policies contained within the Development Plan or separate strategies such as the Waste Strategy.</p> <p>Development in regeneration areas is likely to have beneficial effects.</p>
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	NO	NONE
2 (d) the risks to human health or the environment (for example, due to accidents)	NO	Any risks associated with the construction phase will be addressed through Health and Safety legislation and contractual requirements placed upon those companies appointed to undertake construction works. This programme is positive to human health. Well designed, energy efficient homes contribute to health and wellbeing of individuals and the community.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	NO	<p>The SHIP covers the entire Scottish Borders area.</p> <p>The scale of effects will differ depending on location.</p> <p>Overall, the effects will not be significant.</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>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan</p> <p>Sites allocated in the Local Development Plan are subject to rigorous environmental assessment.</p>
<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>NO</p>	<p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan</p> <p>Sites allocated in the Local Development Plan are subject to rigorous environmental assessment.</p>

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A summary of our considerations of the significant environmental effects of **Scottish Borders Council's Strategic Housing Investment Plan** is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

The Strategic Housing Investment Plan (SHIP) and complementary Strategic Local Programme Agreement (SLPA) are low-level plans sitting below the Local Housing Strategy and the Local Development Plan within the hierarchy.

The Local Development Plan identifies sites for development following consideration of a wide range of sustainability issues, including comprehensive environmental assessment. The Strategic Plan and the Local Development Plan are both subject of full Strategic Environmental Assessments.

The SHIP is a strategic investment tool by which to deliver the affordable housing priorities identified in the Local Housing Strategy. The SHIP does not allocate sites for development, nor does it influence plans and strategies above it in the hierarchy.

Environmental effects resulting from the SHIP are limited. All housing development programmes have a number of general environmental impacts to consider including embodied energy, waste, water consumption, and transport.

Policies exist at national and local level to ensure that these issues are identified and addressed during strategy development and implementation. Key strategies and policy documents relevant to the SHIP include the Strategic Development Plan, Local Development Plan, Waste Strategy, Local Transport Plan, and supplementary planning guidance dealing with issues that include biodiversity, landscape, and energy efficiency.

The SHIP will have positive effects on human health through the provision of additional affordable housing.

The total amount of development that will be implemented through the SHIP will be relatively limited. A comprehensive suite of policies for environmental protection and enhancement, together with those relating to wider sustainability issues exist at local and national level to ensure these issues are addressed during project delivery.

It is considered that the environmental effects arising from the SHIP will not be significant.