

SEA SCREENING REPORT (COVER NOTE)

PART 1

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

or

SEA Gateway
Scottish Executive
Area 1 H (Bridge)
Victoria Quay
Edinburgh EH6 6QQ

PART 2

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

Glasgow's Housing Strategy 2017 - 2022

The Responsible Authority is:

Glasgow 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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SEA SCREENING REPORT (COVER NOTE)

PART 6

Contact name

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Job Title

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PART 7

Signature
(electronic
signature
is acceptable)

Jennifer A Sheddan

Date

7 November 2016

SEA SCREENING REPORT - KEY FACTS

Responsible Authority	Glasgow City Council
Title of PPS	Glasgow's Housing Strategy 2017 - 2022
Purpose of PPS	Glasgow's Housing Strategy (GHS) sets out the strategic vision for the future of housing across all tenures. It includes analysis of the housing needs and demands within the Council boundary and sets out how housing needs will be met. The Strategy does not identify land for new housing as the primary document for this is the Glasgow City Plan.
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	Statutory requirement under the Housing (Scotland) Act 2001
Subject (e.g. transport)	Housing
Period covered by PPS	2017 - 2022
Frequency of updates	Updated every 5 years with annual monitoring reports.
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	Local authority administrative boundary of Glasgow City.
Summary of nature/content of PPS	The GHS outlines the housing needs and demands in the administrative area and sets out the strategic vision for the future of housing across all tenures in the city. It includes areas such as homelessness, house condition, private rented sector regulation, access to housing, and impact of policy and legislative changes such as welfare reform.
Are there any proposed PPS objectives?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Copy of objectives attached	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Date	7 November 2016

SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of Glasgow City Council's Housing Strategy 2017 - 2022 is set out in Table 1.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

TITLE OF PPS <div>Glasgow's Housing Strategy 2017 - 2022</div>		
RESPONSIBLE AUTHORITY <div>Glasgow 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 GHS does not allocate resources or allocate land for housing. It is the strategic document for housing for the city identifying strategic priorities.
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	<p>The GHS is part of a hierarchy with Glasgow's Strategic Housing Investment Plan (SHIP) sitting below the GHS. However, the GHS or SHIP do not allocate land and is reliant on Glasgow's City Plan to allocate land for housing.</p> <p>The Housing and Planning documents are not part of the same hierarchy. The relationship between the Housing Strategy and Land Use Planning documents have become clearer over the last 5 years, with Scottish Government Guidance determining the linkage primarily through the Housing Need and Demand Assessment.</p>

1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The GHS is concerned with creating sustainable neighbourhoods, and in improving the sustainability of housing. For example, by bringing empty homes back into use to add to housing supply and to reduce carbon emissions through more sustainable forms of housing development. The GHS is not the document which has a statutory function of allocating land or setting regulations in relation to these areas.
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	Environmental issues relevant to specific development proposal will be subject to the SEA undertaken for the City Plan 2 and related land use planning documents.
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 Housing Strategy is required by the Housing (Scotland) Act 2001. Although concerned with the relationship with investment in infrastructure, the GHS does not have a role in the provision or planning of water or waste management, or other related environmental areas.
2 (a) the probability, duration, frequency and reversibility of the effects	No	It is the policy intention that the GHS will encourage positive environmental impacts through the strategic priorities outlined. These actions are operationalised through other plans and strategies eg. City Plan 2, which consider these effects.
2 (b) the cumulative nature of the effects	No	It is the strategic intention that the GHS will help to encourage environmental improvements across existing and new housing stock, and the use of that housing stock.

2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	It is not envisaged that the GHS will have environmental impacts on other EU member states.
2 (d) the risks to human health or the environment (for example, due to accidents)	No	The GHS highlights areas that are regeneration priorities, however, the detailed plans would be subject to evaluation for risks to human and health and the environment through legislative processes and the SEA of other plans eg. City Plan 2.
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	The GHS is a strategic cross-tenure document and therefore, has relevance to all housing stock and housing services in the city.
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	The GHS does not deal with these issues in any detail. Housing-related proposals are dealt with through the City Plan 2.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	No	The GHS does not deal with these issues in any detail. Housing-related proposals are dealt with through the City Plan 2.

SEA SCREENING REPORT

A summary of our considerations of the significant environmental effects of Draft Glasgow's Housing Strategy 2017-22 is given below.

TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS

Glasgow's Housing Strategy (GHS) 2017-22 is currently in its final draft form and is currently out for stakeholder and community consultation, and therefore, this is the last opportunity to make changes to the document prior to completion and Council approval. This was considered to be the most appropriate time to carry out the SEA screening as the strategic priorities have been identified (amended at the end of this report) but the document can still be amended. The full draft GHS document can be viewed at <https://www.glasgow.gov.uk/index.aspx?articleid=19058>

Throughout the development of the GHS 2017-2022, there have been a series of consultation events at which stakeholders could raise any issues in relation to the strategy. In its strategic role, it is the policy intention that the GHS should encourage positive environmental effects and environmental sustainability throughout housing services and housing development. However, no significant environmental problems or issues have been identified throughout the GHS consultation process to date.

The GHS is required by the Housing (Scotland) Act 2001 to assess housing needs and demands and to outline how these needs and demands should be met. The Strategic Housing Investment Plan (SHIP) is a document underneath the GHS in the hierarchy which outlines strategic housing investment priorities for the affordable housing supply programme. Any priorities or projects contained in this document are also assessed through the policy framework of the separate Glasgow City Plan 2 which can be found at <https://www.glasgow.gov.uk/index.aspx?articleid=16184> , and in the future, through the new City Development Plan.

The relationship and respective responsibilities of the GHS and the City Plan 2 has become clearer over the implementation period of the last Housing Strategy (2011-2016), and so although the GHS and City Plan 2 do align in order to deliver the policy intentions of Glasgow City Council, all land use planning and housing development proposals are addressed through City Plan 2 which undertakes its own SEA.

In the view of Glasgow City Council, Glasgow's Housing Strategy 2017-2022 should not require a full SEA in relation to the requirements set out in the Environmental Assessment (Scotland) Act 2005.

SEA SCREENING REPORT

TABLE 3
SUMMARY RECORD OF COMMENTS FROM CONSULTATION AUTHORITIES

GUIDANCE NOTE

It is not a statutory requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.

TITLE OF PLAN, PROGRAMME OR STRATEGY

Glasgow's Housing Strategy 2017-2022

RESPONSIBLE AUTHORITY

Glasgow City Council

DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES

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Consultation Authority	Views (if known at this stage)
Scottish Environment Protection Agency	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. soil and water)
Scottish Natural Heritage	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. flora, fauna and biodiversity)
The Scottish Ministers (Historic Scotland)	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. landscape and cultural heritage)

DRAFT Glasgow's Housing Strategy 2017-2022

There are 6 strategic priorities outlined in the draft GHS. These are:

- Promote area regeneration and enable investment in new build housing
- Manage, maintain and improve the existing housing stock
- Rise standards in the private rented sector
- Tackle fuel poverty, energy inefficiency and climate change
- Improve access to housing across all tenures
- Promote Health and Wellbeing