

SEA Screening Report – Cover Note

Cover Note Section 1

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Cover Note Section 2

An SEA screening report is attached for the plan entitled:	Affordable Housing Policy: Isle of Arran Supplementary Guidance for Developers
The Responsible Authority is:	North Ayrshire Council

Cover Note Section 3

Screening is required because the plan/programme falls under Section 5(3)(c) or Section 8(1) of the Environmental Assessment (Scotland) Act 2005. Our view is that: -

An SEA is not required because the plan is not likely to have significant environmental effects.

Cover Note Section 6

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Cover Note Section 7**Signature**

Lesley Wells

Date:

17 December 2013

SEA Screening Report

SEA Screening Report Section 1: Key Facts

Responsible Authority:	North Ayrshire Council (NAC)
Title of Plan:	Affordable Housing Policy: Isle of Arran Supplementary Guidance for Developers
Plan purpose:	The purpose of the supplementary guidance (SG) is to set out the mechanisms that facilitate the delivery of affordable housing across the Isle of Arran, North Ayrshire, helping to meet affordable housing needs now and in the future.
What prompted the plan:	NAC is required to produce the SG by General Policy and Policy A3: Supplementary Guidance of the emerging North Ayrshire Local Development Plan (LDP).
Plan subject:	Residential development and land use planning.
Period covered by plan:	June 2011 onwards
Frequency of plan updates:	As circumstances dictate
Plan area:	Administrative area of the Isle of Arran, North Ayrshire
Summary of nature/content of the Plan:	<p>NATURE:</p> <p>To provide developers with guidance that will supplement Policy RES 4 of the LDP and facilitate the delivery of affordable housing on the Isle of Arran.</p> <p>CONTENT:</p> <p>The guidance details the following:</p> <ul style="list-style-type: none"> • Policy Implementation Guidance • Calculating the affordable housing contribution • Mechanisms for Delivery of Affordable Housing • Delivery Options for Affordable Housing • Allocation and Management of the Affordable Housing Stock • Securing the Affordable Housing Contribution
Proposed plan objectives:	To assist the development industry in delivering affordable housing on the Isle of Arran, North Ayrshire.
Date:	17 December 2013

SEA Screening Report Section 2: Considering the Likely Significance of Effects on the Environment

Table 1 below summarises the findings of the screening exercise undertaken by North Ayrshire Council in determining the likelihood of significant environment effects from the Affordable Housing Policy: Isle of Arran Supplementary Guidance for Developers.

Table 1 – Likely Significance of Effects on the Environment

Criteria for determining the likely significance of effects on the environment	Likely to have significant environmental effect?	Summary of significant environmental effects
1(a) the degree to which the plan or programme 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 SG sets out the mechanisms and options for the delivery of affordable housing from new residential development on the Isle of Arran. The SG does not propose any additional development.
1(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	No	The SG will not influence any other PPS within a hierarchy. It supplements and expands on Policy RES 4 of the LDP.
1(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The SG is not a key vehicle for integrating environmental considerations into the broader sustainable development agenda.
1(d) environmental problems relevant to the plan or programme	No	The SG sets out the mechanisms for calculating and delivering affordable housing in line with the LDP policy. It does not create environmental issues as such. Any development which arises will be considered against relevant environmental policies of the LDP and, if necessary through an Environmental Impact Assessment. The SG has no impact upon this criterion.
1(e) the relevance of the plan or programme for the implementation of Community legislation on the environment	No	The SG has no relationship with the implementation of any EU legislation.
Criteria for determining the likely significance of effects on the environment	Likely to have significant environmental effect?	Summary of significant environmental effects
2(a) the probability, duration, frequency and reversibility of the effects	No	The SG will not give rise to any negative cumulative environmental effects in relation to this criterion.
2(b) the cumulative nature of the effects	No	No significant environment effects are discernible.
2(c) transboundary nature of the effects	No	The SG will not have any transboundary environmental effects.
2(d) the risks to human health or the environment	No	The process for delivering affordable housing as detailed within the SG is unlikely to pose any risk to human health or the environment.

2(e) the magnitude and spatial extent of the effects	No	No significant environment effects are discernible.
2(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage, (ii) exceeds environmental quality standards or limit values; or (iii) intensive land-use	No	The intention of the SG is to provide further detail on Policy RES 4, the SEA for which identified no significant environmental effects. It is anticipated that the SG will have no discernible impacts upon: (i) special natural characteristics or cultural heritage; (ii) environmental quality standards or limit values; or (iii) intensive land-use.
Criteria for determining the likely significance of effects on the environment	Likely to have significant environmental effect?	Summary of significant environmental effects
2(g) the effects on areas or landscapes which have a recognised national, community or international protection status	No	The SG will have no discernible impacts on landscapes or areas of protection.

A summary of the screening process is presented in **Table 2** below

Table 2 – Summary of Screening Assessment

The Affordable Housing Policy: Isle of Arran Supplementary Guidance for Developers provides further detail on the mechanisms for the calculation and delivery of affordable housing on the Isle of Arran.

The SG compliments Policy RES 4 of the LDP by providing information that informs the calculation of the affordable housing contribution and how this contribution may be delivered.

The SG will have no bearing upon any other PPS nor have any detrimental environmental impact upon the Isle of Arran, North Ayrshire and beyond. Whilst the SG has no relevance to sustainable development, it will not detrimentally impact upon sustainable development and its associated aims and objectives. Against all the criteria listed within Table 1, it was determined that the SG will have no environmental effects.

It is for the aforementioned reasons that North Ayrshire Council believes that the SG is a qualifying plan or programme which does not require a full SEA.

SEA Screening Report Section 3: Summary of Record of Comments from the Consultation Authorities

Table 3: Summary Record of Comments from the Consultation Authorities

Title of Plan:	Affordable Housing Policy: North Ayrshire Mainland Supplementary Guidance for developers.
Responsible Authority:	North Ayrshire Council
Date comments received:	13 January 2013

Consultation Authority	Views
Scottish Environment Protection Agency	Significant environmental effects: NO
	If yes, please note SEA topic/issues here
Scottish Natural Heritage	Significant environmental effects: NO
	If yes, please note SEA topic/issues here
Scottish Ministers (Historic Scotland)	Significant environmental effects: NO
	If yes, please note SEA topic/issues here

