

SEA SCREENING REPORT – COVER NOTE

COVER NOTE – SECTION 1

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or  
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COVER NOTE – SECTION 2

An SEA screening report is attached for the plan/programme entitled:-  
Aberdeenshire Towns' Housing Strategy 2006

The Responsible Authority is: -

ABERDEENSHIRE COUNCIL

COMPLETE SECTION 3 OR 4 OR 5

COVER NOTE – SECTION 3

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

**An SEA is required** because the plan/programme is likely to have significant environmental effects

***or***

**An SEA is not required** because the plan/programme is unlikely to have any significant environmental effects

COVER NOTE – SECTION 4

The plan/programme does not require an SEA under the regulations. 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.

**COVER NOTE – SECTION 5**

None of the above applies. We have prepared this screening report because:

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**SEA SCREENING REPORT – COVER NOTE (Continued)**

**COVER NOTE – SECTION 6**

Contact name

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**Job Title**

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**COVER NOTE – SECTION 7**

**Signature**(electronic  
Signature  
is acceptable)

[Empty box for signature]

**Date**

6 November 2006

**SEA SCREENING REPORT – SECTION 1, KEY FACTS**

**Responsible Authority**

Aberdeenshire Council

**Title of Plan/Programme**

Aberdeenshire Towns Housing Strategy 2006

**Plan purpose**

To deliver the Aberdeenshire Local Housing Strategy at town level

**What prompted the plan**(e.g. legislative, regulatory or administrative provisions)?

Local Housing Strategy proposals and Aberdeenshire Towns Partnership commitments

**Plan subject**(e.g. transport)

Housing

<b>Period covered by plan</b>	2006 - 2011		
<b>Frequency of plan updates</b>	Annually		
<b>Plan area (e.g. sq kms)</b>	8 towns in Aberdeenshire: Fraserburgh, Peterhead, Macduff, Banff, Ellon, Inverurie, Huntly, Stonehaven		
<b>Summary of nature/ content of plan</b>	The strategy covers a purpose statement, aim, objectives and a link to other strategies. It also provides a background to partnership working, vital housing statistics and an action plan.		
<b>Are there any proposed plan objectives?</b>	<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/> <b>NO</b>
<b>Copy of objectives attached</b>	<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/> <b>NO</b>
<b>Date</b>	6 November 2006		

**SEA SCREENING REPORT – SECTION 2  
CONSIDERING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT**

Our determination regarding the likely significance of effects on the environment of Aberdeenshire Towns Housing Strategy is set out in table 1

**TABLE 1 - LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT**

TITLE OF PLAN/PROGRAMME		
Aberdeenshire Towns' Housing Strategy 2006		
RESPONSIBLE AUTHORITY		
Aberdeenshire Council		
Criteria for determining the likely significance of effects on the environment (para numbers refer to Schedule 2 of the Act)	Likely to have significant environmental effects? YES/NO	Summary of significant environmental effects
1(a) Will the plan set a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources?	Yes	The strategy will set the framework for various housing development proposals envisaged in 8 Aberdeenshire towns in respect of where houses will be located and the conditions under which they will be developed.
1(b) Will the plan influence other plans including those in a hierarchy?	Yes	The strategy sets the framework for development briefs and will feed into the local housing strategy during the next review.
1(c) Does the plan have any relevance for the integration of environmental considerations in particular with a view to promoting sustainable development?	Yes	At the heart of the strategy is the promotion of sustainable development. Objective 9 of the local housing strategy, which is being taken on board in this strategy, places emphasis on high quality

		environment for all sections of the community.
1(d) Are there some environmental problems relevant to the plan?	Yes	This strategy encourages building on brownfield sites. There is the potential for dealing with contamination land as brownfield sites are developed. Allowing some development on greenfield sites is also envisaged and this is likely to have some negative effects on biodiversity.
1(e) Will the plan have any relevance for the implementation of Community legislation on the environment (for example, plans linked to waste management or water protection)?	Yes	The EU Directive on Energy Performance of Buildings is relevant to this strategy.
<b>Criteria for determining the likely significance of effects on the environment (para numbers refer to Schedule 2 of the Act)</b>	<b>Likely to have significant environmental effects? YES/NO</b>	<b>Summary of significant environmental effects</b>
2(a) Will the environmental effects be significant when consideration is given to probability, duration, frequency and reversibility?	Yes	Once a greenfield site is developed that site is lost permanently. There is the likelihood that environmental friendly developments will have long-term positive impacts on the community activities. The development of energy efficient buildings will have long-term positive impacts on the environment.
2(b) Will the effects be cumulative in nature?	Yes	The combined effects of housing development in 8 Aberdeenshire towns will be cumulative in nature.
	No	

2(c) Will the effects be transboundary in nature?		
2(d) Will the environmental effects be significant when consideration is given to the risks to human health or the environment (for example, due to accidents)?	Yes	There could be some risks to human health arising from construction activities during the implementation stages of the housing strategy. There could also be some risks to human health arising from possible contamination of brownfield sites.
2(e) Will the environmental effects be significant when consideration is given to the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)?	Yes	The 8 towns covered by this strategy are scattered throughout Aberdeenshire. The implementation of the strategy will therefore affect the whole of Aberdeenshire
2(f) Will the environmental effects be significant when consideration is given to the value and vulnerability of the area likely to be affected due to- special natural characteristics or cultural heritage; exceeded environmental quality standards or limit values; or intensive land-use?	Yes	Although the effects from the implementation of this strategy may not necessarily be negative, it may affect listed buildings or conservation areas.
2(g) Will the environmental effects be significant when consideration is given to the effects on areas or landscapes, which have a recognised national, Community or international protection status?	No	

**TABLE 2 – SUMMARY**

**SUMMARY**

The strategy will set the framework not only for other plans but also for various housing developments in 8 towns of Aberdeenshire. It has the potential for affecting the environment positively and negatively. It is relevant to the implementation of a community directive. The strategy has resource use implications. Its effects could be cumulative in nature. The strategy could be a source of risk to human health and the environment during its implementation phases. It is our view that the implementation of the strategy is likely to have significant effects on the environment. The strategy will therefore require the preparation of a strategic environmental assessment.

**SEA SCREENING REPORT – SECTION 3  
SUMMARY RECORD OF COMMENTS FROM  
THE CONSULTATION AUTHORITIES**

**TABLE 3: SUMMARY RECORD OF COMMENTS FROM THE CONSULTATION  
AUTHORITIES**

**GUIDANCE NOTE**

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

**TITLE OF PLAN/PROGRAMME**

**RESPONSIBLE AUTHORITY**

**DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES**

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

**TABLE 4 - RECORD OF POST SCREENING ACTION**

**GUIDANCE NOTE**

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

**TITLE OF PLAN/PROGRAMME**

**RESPONSIBLE AUTHORITY**

**1. Responsible Authority and Consultation Authorities in agreement – SEA is required**

**Date of determination**

**2. Responsible Authority and Consultation Authorities in agreement – SEA is not required**

**Date of determination**

**3. Responsible Authority and Consultation Authorities cannot reach agreement – referred to the Scottish Ministers for their determination**

**Date referred to the Scottish Ministers**

**4. Scottish Ministers' determination**

**Date of determination**

**5. Publicity requirements met (Regulation 15)**

**6. Signature**

**Date**

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Attached Objectives of Aberdeenshire Towns' Housing Strategy 2006

Objectives of Aberdeenshire Towns' Housing Strategy 2006

- To ensure a minimum of 350 new affordable homes (300 in priority areas, plus 50 in rural areas) are developed to meet identified need each year
- To maximise the effectiveness of existing housing stock to reduce the number of houses in housing need by 200 per year
- To provide a range of quality, affordable housing in high quality environment for all sections of the community provided through mixed-use regeneration of areas
- To ensure a minimum of 30% of new affordable homes (15% for older people, 7% for physical disabilities, 5% for learning disabilities and other care groups and 3% for homelessness) are developed to meet identified particular needs per year.