

POST-ADOPTION SEA STATEMENT – 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

A post-adoption SEA statement is attached for the PPS entitled:

South Ayrshire Local Housing Strategy 2011 - 2016

The Responsible Authority is:

South Ayrshire Council

PART 3

Contact name Zhan McIntyre

Job Title Housing Policy and Strategy Coordinator

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30 Green Street Lane
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Signature & date Zhan McIntyre 18.10.11

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POST - ADOPTION SEA STATEMENT

Post-adoption SEA statement for:

South Ayrshire Local Housing Strategy 2011 - 2016

Adopted on:

18th May 2011

Responsible Authority:

SOUTH AYRSHIRE COUNCIL

POST-ADOPTION SEA STATEMENT INTRODUCTION

This document (referred to here as the post-adoption SEA statement) has been prepared in accordance with Section 18 of the Environmental Assessment (Scotland) Act 2005.

POST-ADOPTION SEA STATEMENT AVAILABILITY OF DOCUMENTS

WEBSITE

The full PPS as adopted, along with the Environmental Report and post-adoption SEA Statement are available on the Responsible Authority's website at:

<http://www.south-ayrshire.gov.uk/housingstrategy/lhs/>

OFFICE ADDRESS

The PPS, as adopted, along with the Environmental Report and post-adoption SEA Statement may also be inspected free of charge (or a copy obtained for a reasonable charge) at the principal office of the Responsible Authority:

Contact name, address and telephone number

Zhan McIntyre, Newton House 30 Green Street Lane, Ayr, KA8 8BH, 01292 612916

Times at which the documents may be inspected or a copy obtained:

Monday to Friday 10.00 am – 3.00 pm

**POST-ADOPTION SEA STATEMENT
KEY FACTS**

Name of Responsible Authority	South Ayrshire Council
Title of PPS	South Ayrshire Local Housing Strategy 2011- 2016
Purpose of PPS	The Local Housing Strategy (LHS) identifies strategic objectives aimed at improving and developing housing and housing services.
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	The development and publication of a Local Housing Strategy is a statutory requirement as detailed in the Housing (Scotland) Act 2001.
Subject (e.g. transport)	Housing
Period covered	2011 - 2016
Frequency of updates	Annual
Area of PPS (e.g. geographical area)	South Ayrshire
Summary of nature/content of PPS	Strategic document for housing development and services
Date adopted	18 th May 2011
Contact name & job title Address, email, telephone number	Zhan McIntyre Housing Policy and Strategy Coordinator Newton House 30 Green Street Lane Ayr – KA8 8BH (T) 01292 612916 (E) zhan.mcintyre@south-
Date	18 th October 2011

POST-ADOPTION SEA STATEMENT STRATEGIC ENVIRONMENTAL ASSESSMENT PROCESS

The South Ayrshire Local Housing Strategy 2011 - 2016 has been subject to a process of Strategic Environmental Assessment (SEA), as required under the Environmental Assessment (Scotland) Act 2005. This has included the following activities:

- Taking into account the views of the Scottish Environment Protection Agency, Scottish Natural Heritage and the Scottish Ministers (Historic Scotland) regarding the scope and level of detail that was appropriate for the Environmental Report

- Preparing an Environmental Report on the likely significant effects on the environment of the draft PPS which included consideration of:
 - the baseline data relating to the current state of the environment;
 - links between the PPS and other relevant strategies, policies, plans, programmes and environmental protection objectives;
 - existing environmental problems affecting the PPS;
 - the plan's likely significant effects on the environment (positive and negative);
 - measures envisaged for the prevention, reduction and offsetting of any significant adverse effects;
 - an outline of the reasons for selecting the alternatives chosen;
 - monitoring measures to ensure that any unforeseen environmental effects will be identified allowing for appropriate remedial action to be taken.

- Consulting on the Environmental Report
- Taking into account the Environmental Report and the results of consultation in making final decisions regarding the PPS
- Committing to monitoring the significant environmental effects of the implementation of the PPS. This will also identify any unforeseen adverse significant environmental effects and to enable taking appropriate remedial action.

• **POST ADOPTION SEA STATEMENT**

• **HOW ENVIRONMENTAL CONSIDERATIONS HAVE BEEN INTEGRATED INTO THE SOUTH AYRSHIRE LOCAL HOUSING STRATEGY 2011 - 2016 AND HOW THE ENVIRONMENTAL REPORT HAS BEEN TAKEN INTO ACCOUNT**

• **TABLE 1**

ENVIRONMENTAL CONSIDERATIONS AND FINDINGS FROM ENVIRONMENTAL REPORT	INTEGRATED INTO PPS (YES/NO)	HOW INTEGRATED/ TAKEN INTO ACCOUNT OR REASON FOR NOT BEING TAKEN INTO ACCOUNT
Landscape	Yes	<p>As the Local Housing Strategy does not actually designate land to be developed, the impact on the landscape would be minimal.</p> <p>However, all developers will be encouraged to take full account of the landscape when preparing plans for development.</p> <p>Furthermore, to mitigate any impact, the increased use of Brownfield sites and maximisation of existing stock were included in the Strategy</p>
Material Assets	Yes	<p>New build properties will be required to include energy efficiency measures and consideration will be given to use of renewable energy sources.</p>
Climatic Factors	Yes	<p>Ensuring that existing housing stock meets quality standards in relation to energy efficiency and reduction of fuel poverty are assessed as having a positive effect and will assist in meeting climate change targets.</p>
Population	Yes	<p>LHS outcomes will contribute to the Council's vision contained in the SOA ' To establish South Ayrshire as the most dynamic, inclusive, and sustainable community in Scotland' Ensuring that everyone in South Ayrshire has access to high quality housing neighbourhoods cuts cross all LHS themes and will assist economic growth and improve the quality of life for residents.</p>
Human Health		<p>LHS strategic Outcomes are assessed as having an overall positive effect on human health through: access to housing which meets the needs of particular groups: improvements to housing stock: reduction in fuel poverty: prevention of homelessness: improving neighbourhoods and access to useable open space.</p>

Post Adoption SEA Statement
How Opinions Expressed During Consultation Have Been Taken Into Account
(Including Any Consultation Required With Other EU Member States)

**TABLE 2 –LISTS CONSULTATION RESPONSES AND SETS OUT HOW THEY
 HAVE BEEN TAKEN INTO ACCOUNT**

CONSULTEE / RESPONDENT	SUMMARY OF COMMENTS	HOW THE COMMENT WAS TAKEN INTO ACCOUNT IN MAKING THE DECISION TO ADOPT THE FINAL PPS
Scottish National Heritage	The impact on landscape will be dealt with through the South Ayrshire Local Development Plan	Although this will be dealt with through the South Ayrshire Local Development Plan, the Housing Team will adhere to the principles of sustainable design and development
Historic Scotland	Historic Environment was scoped out – no comments necessary	-
SEPA	Confusing section on public transport Provide context on level of Scottish Waste.	This has been clarified in the final version of the document. Scottish Waste figure added.

POST-ADOPTION SEA STATEMENT

Reasons for choosing the Local Housing Strategy 2011 – 2016 as adopted, in the light of other reasonable alternatives

Consideration of alternative approaches to the Local Housing Strategy 2011 – 2016 was partly dependent on the outcomes of the SEA, including publicity and consultation responses.

However, responses to the consultation process indicated that the Local Housing Strategy 2011 – 2016 did not raise any significant environmental issues and that only relatively minor amendments were required to satisfy the issues raised by the SEA consultation process. Given this, and the requirement to deliver specific objectives of the Local Housing Strategy 2011 – 2016, it was considered that there were no other reasonable alternatives.

POST-ADOPTION SEA STATEMENT

MEASURES THAT ARE TO BE TAKEN TO MONITOR SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE IMPLEMENTATION OF THE PPS

The Council intends to continue monitoring effects through the ongoing monitoring of Baseline data, which was collaged from a variety of sources including external information from SNH, Historic Scotland and SEPA.

In addition, the LHS 2011 – 2016 will be reviewed on an annual basis.