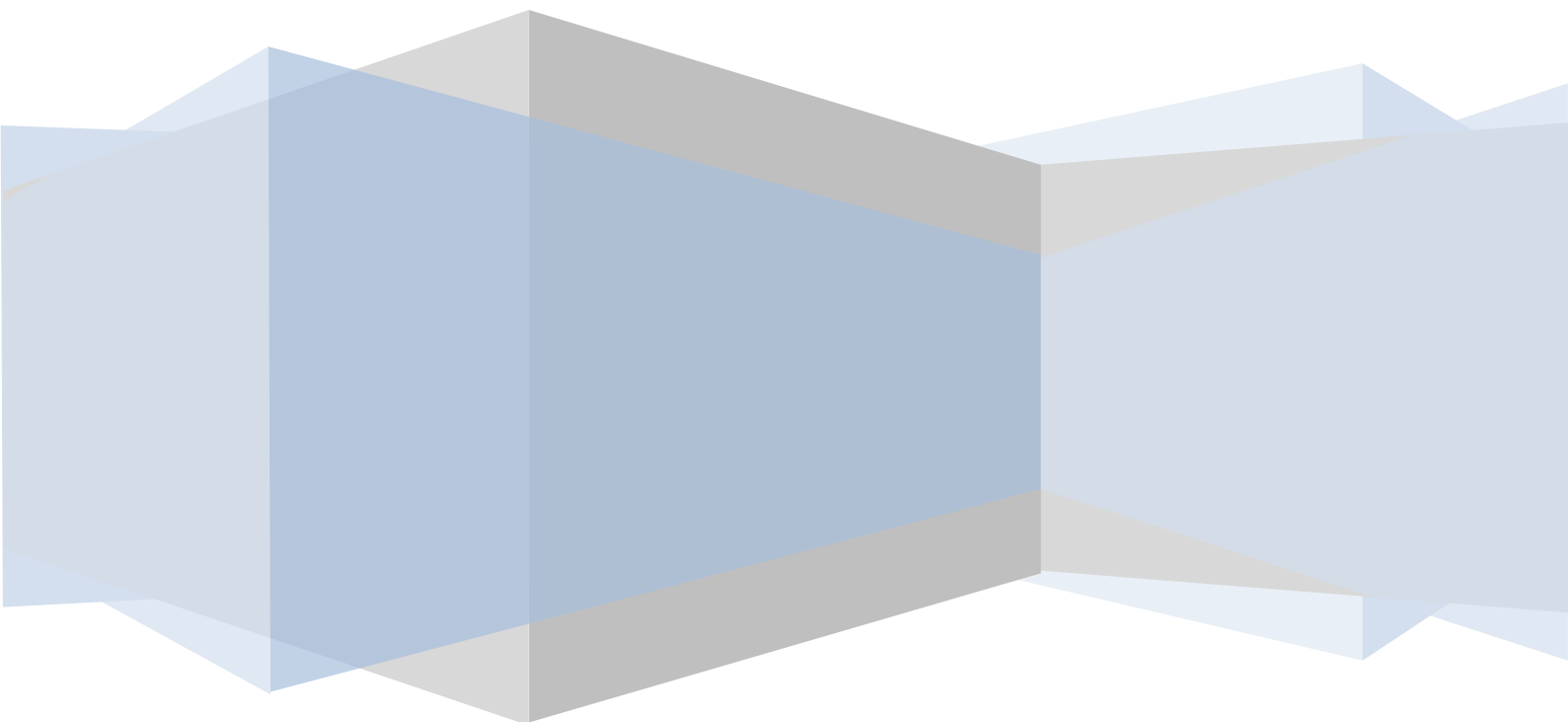


South Ayrshire Council

LOCAL HOUSING STRATEGY 2010-2015

SEA ENVIRONMENTAL REPORT



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1. NON- TECHNICAL SUMMARY

Introduction

South Ayrshire Council is preparing a Local Housing Strategy (LHS) which will set out the strategic direction for the development of housing and housing services in South Ayrshire for the period 2010-2015. The development of a Local Housing Strategy is a statutory requirement as detailed in the Housing (Scotland) Act 2001.

As part of the preparation of the LHS, a Strategic Environmental Assessment (SEA) is being carried out, in accordance with the requirement of the Environmental Assessment (Scotland) Act 2005. The purpose of the SEA is to consider the likely environmental effects of certain plans, programmes and strategies by public sector authorities.

This non-technical summary provides information on the Environmental Report that has been prepared to describe and assess the likely significant environmental effects of the outcomes and objectives set out in the LHS.

Consultation

The Environmental Report will be published for public consultation with the draft Local Housing Strategy. Consultation on these documents will commence on 16th August and will run until 24th September 2010.

Consultation responses should be directed in writing or email. To obtain a copy of the report or to respond through the consultation process contact:

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Policy and Strategy Co-ordinator
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Summary of the outline and objectives of the Local Housing Strategy

The LHS is the local authority's sole strategic document on housing. The LHS will describe the extent and type of housing need and demand in the plan area. The LHS has been developed in accordance with Scottish Government Legislation and Guidance.

The LHS will:

- Describe the extent and type of housing need and demand
- Set out how the standard of existing housing will be improved
- Provide a clear strategic direction for housing investment
- Identify an action plan to improve housing related services across all tenures
- Will aim to prevent homelessness
- Will aim to reduce fuel poverty

High Level LHS Outcomes are:

- People in South Ayrshire can find a suitable place to stay
- People in South Ayrshire have warm, safe, energy efficient homes
- People in South Ayrshire are able to access advice and support that allows them to live in the type of accommodation that best suits their needs
- Homelessness is prevented for people in South Ayrshire as far as possible, and suitable, swift and adequate accommodation, advice and support is available where it cannot be avoided
- People in South Ayrshire are proud of their neighbourhoods

Stages of Assessment

The key steps of the SEA that have been undertaken so far include:

- **Screening-** a Screening was carried out to determine whether a SEA would be required in respect of the LHS.
- **Scoping** - sets out sufficient information on the LHS to enable the Consulting Authorities to form a view on the scope, level of details and consultation period that would be appropriate. As this stage a decision was taken in consultation with the Consulting Authorities on which SEA topics would be scoped in for consideration in the Environmental Report.
- **Environmental Assessment-** an environmental assessment has been carried out on the LHS Outcomes and Objectives using the SEA

objectives to assess the potential effects of the LHS against the environmental baseline.

The Current State of the Environment and Objectives of the SEA

To enable the full environmental assessment to evaluate the changes which could result from the implementation of the LHS, a description of the current state of the environment is given for each of the environmental topics scoped in, together with environmental issues associated with each topic. The following provides a brief summary by topic.

Landscape

South Ayrshire's landscape whilst dominated by agriculture is varied. There are 5 areas designated as Scenic areas for their particular landscape quality. These areas cover a significant portion of South Ayrshire. Greenbelt has been designated by the Council around Ayr, Prestwick and Troon. The South Ayrshire Local Plan (SALP) 2007 has permitted release of Greenfield sites in Troon, East Ayr and Greenan for housing use.

Material Assets.

The majority of housing stock in South Ayrshire is of good quality although it was estimated that in 2009: 465 dwelling fell below tolerable standard. Social Landlords have until 2015 to ensure that their properties meet Scottish Housing Quality Standards, currently 76% of private housing and 38.3% of social sector housing do not currently meet this standard.

All households in South Ayrshire have colour-coded waste collection bins or recycling sacks. In 2008/9 41.2% of waste was recycled.

Climatic Factors

There are currently no figures available for carbon emissions from housing stock. Actions to ensure that all Council housing stock meets the SHQS by 2015 will improve energy efficiency and assist in meeting climate change targets.

Population

There are around 51,290 households in South Ayrshire. This has been steadily increasing since 2001 and reflects the national trend of an increasing number of smaller households.

The age profile of households show that South Ayrshire has a higher percentage of the population aged over 65 at 19.1% than the Scottish average. In the period 2006-2031: the 64-75 age group is predicted to rise by 33% and the 75+ age group by 79%. In the same period the percentage of the population aged under 65s is predicted to fall. This will have wide reaching implications for the provision of housing and support services.

Human Health

Just over 68% of South Ayrshire's population is considered to be in good health, which equates to the Scottish average. Life expectancy compares well with other Scottish regions at 74.5 for males and 79.2 for females. There are around 7,130 disabled people in South Ayrshire: 6.5% of the population.

The Scottish Household Survey shows that 24% of households are in fuel poverty; research indicated that fuel poverty has wide ranging impacts on the health and well being of households.

Research also shows that people who are homeless experience twice the level of chronic health problems than the general population.

Environmental Assessment Findings

The 5 High level LHS outcomes; 18 LHS theme outcomes and 55 theme objectives were assessed against the SEA objectives scoped in to determine the likely effect of the LHS on Landscape; Material Assets; Climatic Factors ; Population and Human Health.

Below is a summary of the findings in respect of the overall impact of the LHS on the environmental topics scoped in.

SEA Issue	Overall Impact
Landscape	<p>The <u>overall</u> impact of the LHS on Landscape is unlikely to be <u>significant</u>. Implementing actions to achieve the target set for the number of new houses that require to be built has the potential for negative impact on Landscape.</p> <p>This would be offset by mitigation measures, and by other objectives within the strategy aimed at improving neighbourhoods and open space. Achieving these targets and meeting housing need would have a positive effect on population and human health.</p>
Material Assets.	<p>The overall impact of the LHS on Material Assets is assessed as being positive through outcomes aimed at improving and making best use of existing housing stock and reducing wastage.</p> <p>Enhancement will be looked for by ensuring use of sustainable material and sustainable delivery of services.</p>
Climatic Factors	<p>Overall it is unlikely that the LHS will have any <u>significant</u> effect on Climatic Factors . Any negative effects as a result of increasing the housing stock will be offset by actions to improve energy efficiency and reduce fuel poverty.</p>
Population	<p>It is considered that overall the LHS will have <u>significant</u> positive effect on population through meeting housing need and improvements to housing related services.</p>
Human Health	<p>It is considered that overall the LHS will have <u>significant</u> positive effect on human health.</p> <p>LHS objectives are aimed at improving housing conditions, improving open space, meeting housing need for particular groups and preventing homelessness.</p>

Overall it is considered that the long term, cumulative effects of the LHS is likely to be neutral in respect of Landscape and Climatic Factors .

Beneficial long term cumulative effects are thought likely for Material Assets, Population and Human Health.

Mitigation will offset the potential for negative effects while positive and neutral effects can be improved by consideration of enhancements.

Monitoring

Monitoring forms a key part of the ongoing SEA process and allows for the environmental implications of the LHS to be constantly reviewed and mitigated against.

SEA monitoring will be incorporated into the monitoring framework for the LHS. Targets have been developed based on the SEA objectives and questions and information gathered to update the environmental baseline.

Programme

The programme for the Strategic Environmental Assessment of the LHS is detailed below:

Milestone Activities	Dates
Scoping	February 2007
Screening	February 2009
Environmental Assessments	April 2010
Environmental Report published with draft LHS	August 2010
Public and Statutory Consultation	16 th August to 24 th September 2010
Post-Adoption Statement	December 2010

2. INTRODUCTION

2.1 Purpose of this Environmental Report

As part of the preparation of the Local Housing Strategy (LHS) South Ayrshire Council is carrying out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain plans programmes and strategies (PPS). SEA aims to:

- Integrate environmental factors into PPS preparation and decision making
- Improve PPS and enhance environmental protection
- Increase public participation and decision making; and
- Facilitate openness and transparency of decision making

SEA is required by the Environmental Assessment (Scotland) Act 2005. The key SEA stages are:

Screening	determining whether the PPS is likely to have significant environmental effects and whether a SEA is required
Scoping	deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report - this is done in consultation with Scottish National Heritage, The Scottish Ministers (Historic Scotland) and the Scottish Environmental Protection Agency
Environmental Report	publishing an Environmental Report on the PPS and its environmental effects and consulting on that report
Adoption	providing information on: the adopted PPS; how consultation comments have been taken into account; and the methods for monitoring the significant environmental effects of the implementation of the PPS
Monitoring	monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action

The purpose of this Environmental Report is to:

- Provide information on the Local Housing Strategy;
- Identify, describe and evaluate the likely significant effects of the Local Housing Strategy and its reasonable alternatives;
- Provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of the Environmental Report.

2.2 Key Facts

Responsible Authority	South Ayrshire Council
Title of PPP	South Ayrshire Local Housing Strategy 2010-2015
What prompted the plan	The development and publication of a Local Housing Strategy is a statutory requirement as detailed in the Housing (Scotland) Act 2001
Plan Subject	Housing Policy and Service Delivery
Period covered by the Plan	5 years
Frequency of updates	The plan is reviewed annually to measure performance against objectives with major updates every 4 years.
Area covered by the Plan	South Ayrshire (Map attached as fig 1)
Plan purpose	<p>The Local Housing Strategy (LHS) will identify strategic objectives aimed at improving and developing housing and housing services to address the needs identified in the Housing Need and Demand Assessment (HNDA) and in line with legislation.</p> <p>This will include setting affordable housing targets to meet identified need, improving the quality of housing in South Ayrshire across all tenures, the prevention of homelessness and meeting the housing and support needs of particular groups.</p>
Contact Point	<p>Zhan McIntyre Housing Policy and Strategy Co-ordinator Children and Community Newton House 30 Green Street Lane Ayr KA8 8BU</p>

2.3 SEA Activities to date

Table: 1

SEA Action/ Activity	When carried out	Notes
Screening	Feb 2007	To determine whether the PPS is likely to have significant environmental effects
Scoping	Feb. 2009	Provides information on the consultation period and the level of details to be included in the Environmental Report
Outline and Objectives of the LHS	Feb. 2009	Formed part of the Scoping Report
Relationship with other PPS and environmental objectives	Feb. 2009	Formed part of the scoping report. This was expanded and analysed in greater detail for this report
Environmental baseline established	Feb 2009	Formed part of the Scoping Report but has been refined following responses from the consulting authorities and in consultation with partners
Environmental problems identified	Feb 2009	Formed part of the Scoping Report but has been refined following response from the consulting authorities and in consultation with partners.
Assessment of future of the area without the LHS	Feb. 2009	Formed part of the Scoping Report
Environmental assessment methods established	August 2009	Assessment integrated into to development of the LHS objectives
Alternatives considered	Jan. 2010	Formed part of Environmental Report
Selection of LHS alternatives to be included in the environmental assessment	Jan. 2010	Formed part of Environmental Report
Identification of the environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects	March/April 2010	Formed part of Environmental Report
Monitoring methods proposed	May 2010	Formed part of Environmental Report
Consultation timescales <ul style="list-style-type: none"> • Timescale for Consulting Authorities • Timescale for public 	16 th August to 24 th September 2010	Formed part of Environmental Report
Notification/ publicity	16 th August to 24 th September 2010	Run advertisements through the local press before and during consultation period

3 LOCAL HOUSING STRATEGY AND CONTEXT

3.1 Outline and Objectives of the Local Housing Strategy

The development of a Local Housing Strategy (LHS) is a statutory requirement of each local authority as detailed in the Housing (Scotland) Act 2001. The LHS is a high level 5 year plan that sets out the strategic direction for the development of housing and housing services across all tenures and will inform future investment in housing and housing related services in South Ayrshire. The objectives and actions contained within the LHS reflect statutory duties, Scottish Government policy and local needs in relation to housing.

The LHS is the local authority's sole strategic document on Housing. Local authorities are no longer required to produce a separate Homelessness Strategy, Fuel Poverty Strategy or Supporting People Strategy. The alleviation and prevention of homelessness, housing support and issues relating to fuel poverty will all be addressed within the LHS.

The LHS:

- describes the extent and type of housing need and demand in South Ayrshire;
- sets out the local authority's strategic vision for the future of housing across all tenures;
- sets out how the standard of housing will be improved;
- provides a clear strategic direction for housing investment;
- identifies an action plan to improve and develop housing related services across all tenures;
- includes actions for the prevention and alleviation of homelessness;
- includes actions aimed at relieving fuel poverty.

The following Local Housing Strategy objectives were identified through the findings of the Housing Need and Demand Assessment and in consultation with a wide range of partners.

- People in South Ayrshire can find a suitable place to stay;
- People in South Ayrshire have warm, safe energy efficient homes;
- People in South Ayrshire are able to access advice and support that allows them to live in the type of accommodation that best suits their needs;

- Homelessness is prevented for people in South Ayrshire as far as possible, and suitable, swift and adequate accommodation, advice and support is available where it cannot be avoided
- People in South Ayrshire are proud of their neighbourhoods

Although the LHS identifies housing need and geographic priorities for investment in housing it does not take the lead role in identifying land for housing. The Ayrshire Joint Structure Plan is the strategic land use document which addresses housing land investment across North, South and East Ayrshire. The South Ayrshire Local Plan allocates specific sites to meet the housing need identified in the Housing Need and Demand Assessment. Targets set by the LHS in respect of the provision of new housing will be met through housing development on land identified for housing use within the South Ayrshire Local Plan. New affordable housing that may be delivered as a result of the plan will be developed in accordance with all relevant planning regulations and guidance.

The Strategic Housing Investment Plan (SHIP) will identify how investment in affordable housing will be targeted in accordance with the priorities set out in the LHS. A SHIP is required to be submitted to the Scottish Government annually. This is a lower tier plan which will sit under the LHS.

Increasing the supply of housing through setting targets for new build, although an important aspect of the LHS is only one way in which the LHS aims to meet assessed housing need. The LHS also aims to:

- improve access to existing housing across tenures;
- ensure adaptation of existing stock to meet particular needs;
- improve housing quality across all tenures;
- improve local neighbourhoods;
- provide a range of services to prevent homelessness;
- ensure that the strategy contributes to meeting local priorities in relation to health, equalities, social justice and sustainability.

4. RELATIONSHIP WITH OTHER PLANS, PROGRAMMES AND ENVIRONMENTAL OBJECTIVES

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the programme's relationship with other relevant plans, programmes and strategies and how these have been taken into account in the plan's preparation. This section provides the policy context within which the LHS operates and the targets and constraints that these impose on the plan.

A review of all PPSs relevant to the LHS has been carried out and these are detailed in Appendix A.

4.1 National Context

The Housing (Scotland) Act 2001

The Act sets out the statutory basis for housing in Scotland, the legislative framework for the delivery of housing services and the strategic role of local authorities in relation to housing. The act requires local authorities to carry out a comprehensive assessment of housing need in their area and to prepare a Local Housing Strategy.

Local Housing Strategy Guidance (2008)

The 1st round of Housing Strategies were published in 2004, these strategies covered a period of 5years. Guidance on the preparation of the new LHS was published in 2008. The guidance prescribes what requires to be covered in the LHS. Strategies have been rationalised and the new LHS will incorporate Homelessness, Housing Support and Fuel Poverty. The guidance requires that the timing of the publication of the LHS is linked to the submission date for the Local Development Plan Main Issues Report.

The Housing (Scotland) Act 2006

This Act introduces a range of measures to improve the quality of private sector housing and as such will influence the LHS. Actions within the LHS will assist compliance with legislative duties imposed by the Act.

Homelessness etc. (Scotland) Act 2003

The Act imposes additional duties on local authorities in relation to homelessness. Along with the Housing (Scotland) Act 2001 the act provides the context for LHS objectives in relation to homelessness and the prevention of homelessness.

Firm Foundations - The Future of Housing in Scotland

The Ministerial Statement issued in October 2007 set out the Scottish Government's plans for the future of housing in Scotland. The paper is based on four main objectives:

- An increased supply of housing across all tenures delivered on the basis of higher environmental and design standards
- Increased choice of housing for people on lower incomes
- Housing developments which contribute to the creation of sustainable communities

- Social housing that provides better value in terms of public expenditure.

National Planning Framework 2 (NPF2)

NPF2 provides the strategic context for Scotland's development and guides Scotland's development to 2030 supporting the Scottish Government's central purpose of sustainable economic growth

Scottish Planning Policy

The Scottish Planning Policy was published in February 2010 and supersedes previous Scottish Planning Policy and National Planning Policy Guidance documents. The Policy sets out the national policy framework for land use planning and lays out core principals for the operation of the system.

The Policy lays out the ways in which planning authorities and housing providers should work together to provide well located, high quality housing to meet the requirements of the housing market. Local Housing Strategies and Local Development Plans should be closely aligned and must be based on a robust identification of housing need and demand through joint working across planning and housing.

4.2 Regional Context

Ayrshire Joint Structure Plan (2007)

The Ayrshire Joint Structure Plan was approved by Scottish Ministers in 2007. The plan provides a strategic land use context and sets a shared vision for Ayrshire to 2025. The plan identifies five key objectives:

- To stabilise the population in 2025 at current levels
- To support measures that encourage economic development underpinned by a sustainable population
- To seek improved accessibility both within and to opportunities outside Ayrshire
- To develop strong and vibrant communities by realising the potential for regeneration and growth and through the promotion of appropriate development for rural areas; and
- To safeguard and enhance the quality of the environment.

COMM 1- Encourages Councils to give priority to proposals that regenerate existing communities and to review opportunities for urban renewal sites to contribute to future land requirements

COMM 2 - This outlines the requirement for identification of sufficient land to meet future requirements and to maintain a 5 year affordable housing supply.

COMM 3 - Issues are identified that should be taken into account when allocating sites for housing.

COMM 4 - Councils shall implement actions for the provision of affordable housing and special needs housing where this is justified in the Housing Need Assessment and LHS.

COMM 5- Local Plans shall identify where residential development in the countryside would be acceptable.

COMM 6 - Councils policies and procedures should promote the viability and vitality of town centres, these should include encouraging residential opportunities.

4.3 Local Context

South Ayrshire Single Outcome Agreement (SOA)

The SOA demonstrates how South Ayrshire Council and its partners are delivering local priorities which will assist the Scottish Government achieve its high level strategic objectives and national outcomes as agreed in the 2007 Concordat with local authorities. The LHS links with the SOA and contribute in meeting the following Local Outcomes:

- L04 People in South Ayrshire are confident, qualified and prepared to access better job opportunities
- L07 Our children and young people are healthy and reach their full potential
- L09 People in South Ayrshire enjoy the best possible health throughout their lives
- L010 People in South Ayrshire have opportunities to participate fully in society
- L012 South Ayrshire is a safe place in which to live, work and visit
- L013 People in South Ayrshire are supported to improve their communities
- L014 South Ayrshire has sustainable and accessible amenities and services to meet the needs of all communities
- L015 South Ayrshire has attractive built and natural environments, appreciated by its citizens and visitors
- L016 South Ayrshire's carbon emissions are substantially reduced
- L017 South Ayrshire has a strong and inclusive local identity

South Ayrshire Local Plan (SALP)

The South Ayrshire Local Plan (SALP) was adopted in 2007 and sets out the Council's policies, proposals and recommendations for the use of land and protection of environmental resources within South Ayrshire. The SALP will influence the LHS by allocating land for housing in accordance with the requirement identified in the Housing Need and Demand Assessment and will provide supplementary guidance to housing developers.

The housing objectives of the plan are:

- To maintain an adequate range, choice and distribution of effective housing sites to meet projected need over the Plan period;
- To seek to ensure the needs of all tenures of housing demand are accommodated;
- To stem the decline in population in certain rural parts of South Ayrshire by encouraging housing development in accordance with the Plan's environmental objectives;
- To Maintain and enhance the general high environmental quality of the area by ensuring good quality residential development is provided in terms of its scale, density, layout, landscaping and facilities required;
- To assist the sustainable development aims of the Plan by seeking to accommodate housing demand within existing settlements boundaries;
- To ensure new sites selected for residential development meet, as far as possible, with the Plan's aims for sustainable development by being economic to service and accessible by a range of modes of transport.

4.4. Relationship with Environmental Objectives

In the SEA Scoping Report the following environmental issues were scoped in as it was considered, at that time, that they had the potential to be significantly affected by the Local Housing Strategy:

- Biodiversity, Flora and Fauna;
- Population and Human Health;
- Soil;
- Water;
- Material Assets; and
- Landscape.

The following were scoped out as it was considered that they would not be significantly affected by the plan:

- Air;
- Climatic Factors ; and
- Cultural Heritage.

During the development of the Local Housing Strategy and in discussions with partners it became clear that the strategy would be unlikely to have a significant effect in respect of some of the issues scoped in while there may be the potential for significant effect in respect of issues initially scoped out.

Table 2 details consideration of all the environmental issues in relation to the extent to which they may be significantly affected by the Local Housing Strategy

Table: 2 Relationship with environmental issue

Environmental Issue	Implications for the LHS
Biodiversity, Flora and Fauna	<p>It is considered that the plan will have no <u>significant</u> additional environmental impact on the biodiversity, flora and fauna of South Ayrshire. Targets set within the LHS for new affordable housing will be met though development on land identified as suitable for housing use within the South Ayrshire Local Plan.</p> <p>In identifying land for housing the Local Plan will ensure the protection of European and National sites from the adverse effects of housing development in accordance with the principles set out in the Ayrshire Local Biodiversity Action Plan (2001) and the Ayrshire Biodiversity Action Plan (2008).</p>
Soil	<p>It is considered that the Plan will have no <u>significant</u> environmental impact.</p> <p>Housing development as a result of the plan will be in accordance with the Local Plan which seeks to protect prime agricultural land, ensure development does not erode soil quality and encourages the use of brownfield sites.</p>
Air Quality	<p>It is considered that the plan will have no <u>significant</u> impact either positively or negatively on the air quality of South Ayrshire.</p> <p>Air quality levels in respect of housing development will be protected under Section 6 of the Building (Scotland) Regulations 2004, which requires any new build or dwelling conversions to accord with maximum carbon dioxide emissions limits.</p>
Water	<p>It is considered that the plan will have no <u>significant</u> effect on the water environment of South Ayrshire. It is a requirement of planning authorities to take account of flood risk when allocating sites for housing.</p> <p>The provision of well designed infrastructure within new housing development in accordance with planning guidance will mitigate against any potential flood risk.</p>
Cultural Heritage	<p>It is unlikely that the plan will have any <u>significant</u> effect on the cultural heritage of South Ayrshire.</p> <p>Housing development will be constrained by land use defined in the local plan. Any potential development of listed building will have to comply will all planning restrictions.</p>
Landscape	<p>It is considered that the plan may have a potential effect on landscape issues. In identifying land for housing use, the Local Plan will have the lead role in ensuring that the landscape is protected from unsuitable development.</p> <p>However, actions within the LHS may influence the siting of new housing, design issues and issues in relation to the maintenance and use</p>

Environmental Issue	Implications for the LHS
	of public open space.
Material Assets	Material Assets have been scoped in as it is considered that the plan has the potential to have a significant effect in relation to improvements to housing assets, waste management and sustainable use of natural resources.
Climatic Factors	<p>South Ayrshire Council along with all Scottish local authorities has made a commitment to the Scottish Climate Change Declaration ensuring that greenhouse gas reduction and climate change adaptation are incorporated into all local strategies.</p> <p>There is potential for the plan to have an effect on Climatic Factors through objectives relating to reducing fuel poverty and improving the quality of housing and these will be considered in the development of the plan.</p>
Population	<p>The South Ayrshire Community Plan aims to make South Ayrshire a better place to live and work by making it prosperous, healthy and caring, clean attractive and safe and providing access to learning and skills opportunities.</p> <p>The LHS sets out a number of strategic objectives aimed at providing a sufficient supply of affordable housing, improving housing quality, creating safe attractive communities and sustainable rural communities.</p> <p>There is potential for the plan to have a significant effect on population factors and these have been considered in the preparation of the plan.</p>
Human Health	<p>The provision of high quality housing and housing services which meets need has an important role in supporting the health and well being of the population.</p> <p>The LHS will sets out objectives aimed at improving the quality of housing, improving neighbourhoods and public open spaces, address fuel poverty and aim to address the housing and support needs of older people, disabled people and people who are homeless.</p> <p>The Ayrshire and Arran Health and Homelessness Action Plan aims to improve the health and well being of homeless people and will link with objectives within the LHS concerned with the alleviation and prevention of homelessness.</p> <p>The LHS is likely to have a significant effect on Human Health. These effects will be considered in the preparation of the plan.</p>

5 RELEVANT CHARACTERISTICS OF THE ENVIRONMENT

5.1 Baseline Data

Table: 3 Baseline data

Environmental Issue	Indicators	Baseline Data	Source
Landscape	Landscape character designation	Ayrshire is designated by 16 different landscape character type (see table)	South Ayrshire Council (SAC)
	Allocation of land for development of housing	3 areas of greenfield land 10 brownfield sites 12 greenfield village and town extensions	SAC
	Parks, estates and public open spaces	1,133 hectares	SAC
Material Assets	Houses below tolerable standard	465 BTS dwellings	SAC
	Council stock meeting SHQS	61.7%	SAC
	Percentage of all private sector properties with any urgent disrepair	45%	SHCS 2004/07 Table 4.8
	Percentage of all private sector properties failing the SHQS	80%	SHCS 2004/07 Table 4.13
	Percentage of all private sector dwellings with one or more adaptations present	13%	SHCS 2004/07 Table 5.12
	Percentage of all public sector dwellings with one or more adaptations present	27%	SHCS 2004/07 Table 5.12
	Percentage of domestic waste composed/recycled	41.2%	SAC
Climatic Factors	Energy Ratings-NHER Scores	Private sector housing: Poor: 5% Moderate: 62% Good: 33% Social sector housing: Poor: 0 Moderate: 25% Good: 75%	SAC
Population	Population statistics	111,670	GRO(S)
	No. dwellings	53,315	GRO(S)
Human Health	Life expectancy	Females- 79.9 Males- 74.5	GRO(S)
	% of the population with a limiting long term	21.2%	SCROL

Environmental Issue	Indicators	Baseline Data	Source
	illness		
	Percentage of population of SA in private sector tenure receiving care services	8%	SHCS 2004/07 Table 5.17
	Percentage of population of SA in public sector tenure receiving care services	18%	SHCS 2004/07 Table 5.17
	Hospital admissions for drug misuse - per 10,000 population	161	Scottish Neighbourhood Statistics
	Hospital admissions for alcohol misuse - per 10,000 population	954	Scottish Neighbourhood Statistics
	Activity Levels: % people walking % people cycling	12.2% 17%	SAC
	Fuel Poverty: Private Sector: Social Sector:	26% 18%	SAC

5.2 Relevant aspects of the Current State of the Environment

Landscape

South Ayrshire's landscape whilst dominated by agriculture is varied. A landscape character assessment has identified 16 character types in the region. These are presented in table 4. The main population centres and industry in South Ayrshire are generally located along 70km of coastline.

There are 5 areas designated as Scenic Areas for their particular landscape quality: Heads of Ayr, Carrick Hills, Merrick Hills, Glen App and the Galloway Moors and coastal areas. The area covered by these five designations covers a significant portion of South Ayrshire.

Table 4 Landscape character of South Ayrshire

Landscape Character Type	Land Use
Ayrshire Lowlands	Agriculture, Grazing, Urban
Lowlands	Grazing, Agriculture, Mineral extraction
Lowland Coast	Golfing, Mineral extraction, Urban, Industrial, Transport, Forestry
Lowland River Valley	Grazing Estate
Ayrshire Lowlands -Complex Hills	Agriculture, Grazing, Estate, Urban
Coastal Headland	Grazing, Forestry
Foothills	Agriculture, Grazing, Mineral Extraction, Industrial
Foothills with Forest	Forestry, Grazing, Recreation
Intimate Pastoral Valleys	Grazing, Forestry
Raised Beach Coast	Agriculture, Grazing, Urban, Industrial, Transport, Tourism, Leisure
Lower Dale	Agriculture, Urban, Transport, Industrial
Plateau Moorland	Grazing

Landscape Character Type	Land Use
Rugged Granite Upland with Forest	Forestry, Recreation
Plateau Moorland with Forest	Forestry, Recreation
Rugged Granite Upland	Grazing, Recreation, Climbing, Hill Walking
Southern Uplands	Grazing Recreation

Greenbelt has also been designated by the Council round Ayr, Prestwick and Troon. The South Ayrshire Local Plan 2007 has permitted release of Greenfield sites at Troon, South East Ayr and Greenan for housing use.

South Ayrshire Council currently maintains 1.133 hectares of parks, estates and public open space. 22 parks are provided in the main settlement areas of Ayr, Prestwick, Troon, Girvan and Maybole with a further 7 in the rural parts of South Ayrshire

Transportation is an important feature of the district, with Glasgow Prestwick International Airport: the west coast rail-line, currently running at capacity; Troon ferry terminal - linking to N. Ireland and; the A77, the main arterial road from Stranraer & Cairnryan (links to Ireland) to Glasgow and the central belt.

Material Assets

The area has a higher than average reliance on public transport. This is reflected in the following 2001 (GRO(S)) statistics:

- 29% of households in South Ayrshire did not own a car or van compared with the Scottish average of 34%;
- 70% of the working population accessed employment by car compared to the Scottish average of 64%
- 11% of the working population accessed employment by public transport compared to the Scottish average of 15%.

Although the majority of the housing stock in South Ayrshire is of good quality at March 2009 it was estimated that 465 dwellings in South Ayrshire fell below 'Tolerable Standard'. The most common reasons for BTS failure are related to inadequacies in light, ventilation and heating, problems relating to rising and penetrating damp.

The Scottish Housing Quality Standard (SHQS) was introduced by the Scottish Government in 2004. Local authorities and Registered Social Landlords have until 2015 to ensure that their housing stock meet these requirements. Analysis of Scottish Household Condition Survey data shows that 76% of private housing and 38.3% of social sector housing do not currently meet SHQS, the majority of dwellings failing on the energy efficiency criteria.

Around 5% of private sector dwellings were given a 'poor' NHER score: 25% a 'moderate' rating and 33% a 'good'. In the social sector 25% received a 'moderate' score and 75: a 'good' score. However it should be noted that the small sample

size of between 30 and 100 means that these figures should be treated with caution.

Waste Recycling Centres are supplied at Troon, Ayr, Maybole and Girvan. To reduce landfill all households in South Ayrshire have colour- coded waste collection bins or recycling sacks. In 2008/9 the percentage of waste recycled or composed in South Ayrshire was 41.2%.

Climatic Factors

The Council's carbon footprint: the amount of greenhouse gases we produce measured in units of carbon dioxide, amounted to 52,500 tonnes in 2008/9 a 2% reduction from 2005/6. This takes into account emissions from energy use in buildings, waste, vehicles and street lighting. Waste and street lighting emissions have increased while there has been a decrease in emissions resulting from energy use and transport.

There are no figures currently available for emissions from housing stock. The on-going maintenance programme to ensure that all Council housing stock will meet the SHQS by 2015 will improve energy efficiency and assist in meeting the Council's climate change targets.

Population

South Ayrshire has a population of around 111,670 although this has remained fairly stable since 2002, in the period 2002-2008 the number of deaths in South Ayrshire has outnumbered the number of births by around 4,105. In-migration of around 2,455 has been an important component in stabilising South Ayrshire's population.

There are around 51,290 households in South Ayrshire. This has been steadily increasing since 2001 and reflects the national trend of an increasing number of smaller households.

Age profile of households of residents shows that South Ayrshire has a higher percentage of the population aged over 65: 19.1% in comparison to the Scottish figure of 15.9%. The 50-64 age group is expected to fall by 19% in the period 2006-2031 while the 64-75 age group will rise by 33% and the 75+ age group will rise by 79% in the same period.

Like many areas in the UK, the economy of South Ayrshire has undergone significant restructuring in recent years. Traditional industries such as manufacturing and construction, as well as engineering, textiles, coal mining and fishing have declined to be replaced by service based sectors.

In 2007, there were 49,000 South Ayrshire residents in work. This was 11% higher than the total in 2000. The employment rate of 75% was in line with Scottish and UK averages. In the same period the average weekly earnings for those working in South Ayrshire was below the averages for both Scotland and the UK.

Human Health

Just over 68% of South Ayrshire's population is considered to be in good health, which equates to the Scottish average. Just fewer than 10% were considered to be in poor health and 22% in fairly good health. Life expectancy of people living in South Ayrshire compares well to other Scottish regions, with life expectancy for males in South Ayrshire 74.5 years (Scottish average 74.2years) and females 79.1 years (Scottish average 79.2 years) (GRO(S) 2005 and 2006).

According to information provided by the DWP (November 2008) there are around 7,130 disabled people in South Ayrshire (6.5% of the population).

In terms of physical activity, the percentage of people walking (12.2%) and cycling (0.17%) is slightly below the Scottish average (14.2% and 18% respectively).

Outdoor recreational facilities which support an active lifestyle in South Ayrshire are numerous. They include Forest and Country parks, footpath and cycle paths. Forest and Country parks include Galloway Forest Park and Culzean Country Park. National cycle route 7 passes through Ayrshire from the south. Other cycle and path networks include the Alloway- Burton route, the River Ayr Way and the Ayr Coastal Path.

South Ayrshire Council has issued Supplementary Planning Guidance governing the provision of public open space within new housing developments. Placemaking groups have been established in Tarbolton, Lochside, Ayr and Girvan.

Research indicates that fuel poverty has wide ranging impacts on the health and well being of affected households. The Scottish Household Survey shows that 28% of households in South Ayrshire are in fuel poverty. Trends show that the highest proportion of households who are in fuel poverty occupy houses in the poor or moderate NHER bands.

Fuel poverty is more prevalent in private sector housing. In South Ayrshire around 5% of private sector dwellings were rated as having a poor NHER score, with 62% having a moderate score. Within the Social rented sector 75% received a good score with 25% a moderate score.

South Ayrshire receives around 950 homeless applications per annum. Research into Health and Homelessness, carried out to support the development of the Ayrshire and Arran NHS Health and Homelessness Action Plan 2003, found that people presenting as homeless experienced twice the level of chronic ill health problems than the general population.

Research into Homelessness, mental health and addictions completed in 2007 found that 50% of those interviewed were on medication for general health problems, 57% reported mental health problems and the majority reported a high level of alcohol and drug use.

5.3 Likely evolution of the environment without the Local Housing Strategy

The development of a Local Housing Strategy (LHS) is a legislative requirement as detailed in the Housing (Scotland) Act 2001. The LHS is based on a robust Housing Need and Demand Assessment and provides the strategic direction for housing and housing related services.

Without a needs-based LHS the development of affordable housing would lack strategic direction, the housing and support needs of particular groups could not be identified and addressed. The LHS ensures that funding for affordable housing is directed to meet Council priorities and address need. In addition, there would be the potential for significant adverse affects on the environment though ad hoc unplanned development.

Without the LHS there would be no coherent approach to improving the quality of housing, addressing fuel poverty and meeting energy efficiency targets across all sectors and no opportunity to positively protect material assets and influence climate change targets.

The Scottish Government has set a target to abolish the priority need test for homelessness. Without the strategic approach to the prevention and alleviation of homelessness provided by the LHS, the Council will fail to meet this target. Failure to address homelessness would have serious consequences in terms of health, social justice and equality.

Without the development of the LHS there would be no opportunity for stakeholders to influence the future direction of housing in South Ayrshire.

6 ENVIRONMENTAL ISSUES, OBJECTIVES AND INDICATORS

Schedule 3 of the Act requires that the environmental report includes a description of existing environmental problems. This section will explain how existing problems will be affected by the Local Housing Strategy. Environmental Problems were identified through discussions with Council staff and analysis of baseline data.

6.1 Environmental Issues

Table: 5 Environmental Issues and implications for the LHS

Problem	Supporting data	Implications
Provision of affordable housing to meet need	<ul style="list-style-type: none"> The Ayrshire structure plan indicates that 6800 new homes will be required by 2017. The Housing Need and Demand Assessment identifies that around 270 units of affordable housing will be required each year to meet need. The South Ayrshire Local Plan has identified 3 significant areas of Greenfield to be released for housing, 10 brownfield and 12 greenfield village and town extensions. 	<ul style="list-style-type: none"> To work with partners to facilitate housing development in South Ayrshire To ensure that affordable housing development is carried out in a planned manner in accordance with all legal requirements and guidance To give preference to the use of brownfield sites.
Improve housing quality	<ul style="list-style-type: none"> 465 houses in South Ayrshire fall below tolerable standard 64% of social rented housing and 80% of private housing does not yet meet Scottish Housing Quality Standard 	<ul style="list-style-type: none"> Include measures aimed at encouraging owners to maintain their properties Work towards meeting the SHQS by 2015
Improve the community environment and quality of life for residents	<ul style="list-style-type: none"> A strategy is in place for the regeneration of Ayr Town Centre Community Action Plans have been developed for Carrick and Girvan areas Placemaking Groups established in Lochside, Girvan and Tarbolton SAC maintains 1,133 hectares of open space and 94 play areas 	<ul style="list-style-type: none"> Encourage community involvement Ensure the development of safe attractive communities Encourage access to recreation and open space Provide support to vulnerable tenants to enable them to sustain their tenancy
Eradicate fuel Poverty	<ul style="list-style-type: none"> Around 5% of private sector dwellings were given a 'poor' NHER score: 25% a 'moderate' rating and 33% a 'good'. In the social sector 25% received a 'moderate' score and 75: a 'good' score 24% Households in fuel poverty 	<ul style="list-style-type: none"> Programme of measures to improve heating and insulation in the private and social rented sectors Ensure households have access to advice and information on energy efficiency and income maximisation
Meet the housing and support needs	<ul style="list-style-type: none"> 19.1% of the population is over 65 this figure is predicted to rise by 	<ul style="list-style-type: none"> LHS will need to ensure there is housing to meet

Problem	Supporting data	Implications
of particular groups within the community	33% by 2031 <ul style="list-style-type: none"> In 2009/10 244 homeless applications were made by young people under 25 One permanent site is provided for Gypsy/Travellers in South Ayrshire. There is a need to reduce the number of illegal encampments 	the needs of older people <ul style="list-style-type: none"> Provide a range of housing options and support for young people Address the needs of Gypsy/Travellers
Prevention of homelessness	<ul style="list-style-type: none"> Since 2002 there have been approx. 1000 homeless applications per year although this figure is decreasing. By 2012 all applicants assessed as homeless will require to be given permanent accommodation 	<ul style="list-style-type: none"> LHS will require to put in place a range of measures aimed at preventing homelessness Ensure the provision of support to ensure successful resettlement and tenancy sustainment Ensure everyone has access to high quality housing options advice and information.
Address health needs	<ul style="list-style-type: none"> There are over 7,000 people in South Ayrshire who are disabled The Scottish Housing Condition Survey suggests that 3% of households require their homes to be adapted. People affected by homelessness are more likely to suffer ill health than the general population 	<ul style="list-style-type: none"> LHS should aim to reduce waiting times for adaptations Ensure people have access to advice and assistance for adaptations Ensure that homeless people have access to mainstream health and addiction services Promote healthy living initiatives for homeless people

6.2 SEA Indicators

Good practice guidance indicates that SEA objectives are used to develop a systematic and consistent framework against which to assess potential environmental impacts.

SEA objectives have been developed to ensure that environmental issues are fully considered throughout the development of the LHS.

Table 6 identifies the key issues and implications for the LHS identified from PPS and baseline information.

Table: 6 Key Issues

SEA Topic	SEA Objective	SEA Criteria
Landscape	<p>Protect and enhance the area's landscape character.</p> <p>Maintain and protect public open space in South Ayrshire</p>	<p>Could the Plan adversely affect the landscape character of the area</p> <p>Will the Plan reduce or adversely affect public open space?</p>
Material Assets	<p>To protect and improve housing standards across all tenures in South Ayrshire</p> <p>To minimise waste and promote the sustainable use of resources in the delivery of housing services</p>	<p>Will the Plan significantly effect the quality of housing in the plan area?</p> <p>Does the Plan promote the sustainable use of resources?</p>
Climate Change	<p>Contribute towards to reduction of greenhouse gas emissions in line with Scottish Government targets of 80% by 2050 with interim targets of 34% by 2020 and 18% by 2013</p> <p>Promote the use of renewable energy, energy efficiency measures, and increased use of public transport.</p>	<p>Could the Plan make a contribution towards meeting national and local climate change targets through the development of energy efficiency measures?</p> <p>Does the Plan make a positive contribution towards renewable energy targets?</p>
Population	<p>Improve the community environment and quality of life for residents</p> <p>Maintain or enhance sustainable access to services</p> <p>Improve outcomes for people with particular needs</p>	<p>Does the Plan improve the community environment?</p> <p>Will the Plan improve the quality of life for residents?</p> <p>Does the Plan promote sustainable access to services?</p> <p>Will the plan improve the quality of life for people with particular needs?</p>
Human Health	<p>To enhance and protect human health through the provision of high quality housing options</p> <p>To promote healthy living options and improve access to mainstream health services</p>	<p>Does the plan have the potential to improve the physical and mental health of people in South Ayrshire?</p> <p>Does the plan improve access to healthy living options?</p>

7 ASSESSMENT METHODOLOGY

The preceding chapters outline the purpose of the LHS and the issues for the SEA. This chapter details how the SEA baseline, issues and objectives have informed the assessment process.

The SEA assessment has been fully integrated into the LHS development and Option Appraisal process. This will ensure that the proposed SEA objectives can be delivered and has enabled a wide range of partners to be involved in the assessment process.

7.1 LHS Development Process

A Housing Need and Demand Assessment was carried out to provide a robust evidence base on which to base planning and policy interventions to deliver better housing options for people in South Ayrshire. Based on the findings of the HNDA five main LHS themes were identified:

- Balanced Housing Markets
- Housing Quality
- Access Advice and Support
- Homelessness
- Better Neighbourhoods

Steering Groups were established to develop outcomes under each theme heading and to take forward the implementation of the Strategy. In addition a SEA Steering Group was established to assist in the development of the SEA. The LHS is a corporate strategy and Steering Groups comprise officers from across the Council together with relevant external partners.

The Themed Steering groups agreed the LHS outcomes and established the relevant Theme Outcomes. These outcomes were taken to an Information Partnership Seminar where a wide range of stakeholders were involved in working groups that considered the outcomes and generated a range of actions aimed at achieving the outcomes.

All the actions identified were subject to an option appraisal process where they were examined and scored against the following criteria:

- Local Housing Strategy Outcomes;
- Council Objectives;
- Partners' Objectives;
- SEA Objectives;
- Address Need;
- Costs.

7.2 Alternatives to which the SEA was applied.

The SEA Steering Group examined the alternatives and carried out an initial SEA assessment on the LHS Outcomes and Theme Outcomes. The group considered the alternatives in terms of the outcomes proposed, business as usual and the best outcome for the environment. The assessment of alternatives outlined in Table 7 and is attached as appendix B.

Table 7: LHS Outcomes

Proposed LHS Outcome	Changed to	Discussion
Each household living in South Ayrshire can find a home that is affordable to them	People in South Ayrshire can find a suitable place to stay	Additional development would be required to meet the needs of the people of South Ayrshire. The impact of this would be mitigated by use of brownfield sites and by making best use of existing housing stock
People in South Ayrshire have warm, safe energy efficient homes	People in South Ayrshire have warm, safe, energy efficient homes	It was considered that this represented the 'best for the environment' option
People in South Ayrshire are able to access advice and support that allows them to live in the type of accommodation that best suits their mental, social and physical needs	People in South Ayrshire are able to access advice and support in a range of formats that allows them to live in the accommodation that best suits their needs	There was discussion on the need to provide services locally to cut down on car journeys and, where possible, delivered in formats which have the least impact on the environment.
People in South Ayrshire are able to access full housing and support options to prevent potential homelessness, but where homelessness cannot be avoided, they will receive swift and adequate support to access suitable accommodation.	Homelessness is prevented for people in South Ayrshire as far as possible, and suitable, swift and adequate accommodation, advice and support is available where it cannot be avoided	It was considered that this outcome would have minimum environmental impact but would have positive benefits for the health and well being of people in South Ayrshire.
People in South Ayrshire are proud of their neighbourhood	People in South Ayrshire are proud of their neighbourhood	It was considered that this represented the 'best for the environment' option

Table: 8 LHS Theme Outcomes

Proposed Theme Outcome	Changed to	Discussion
Balanced Housing Markets		
Land or existing empty buildings are available so that x no of new houses are built by 2015 to meet housing need	1,350 new homes are built by 2015 to meet housing need	It was considered that assessed housing need could not be met without new housing being built
South Ayrshire residents have a wide choice of tenure and housing options available to them and are well informed of these options	People in South Ayrshire have access to high quality housing options.	This alternative is considered to have little significant environmental impact while improving quality of life for residents
Existing housing stock is used in the most effective way	Existing housing stock is used in the most effective way	There was no change to proposed outcome considered 'best for the environment' option.
Housing Quality		
South Ayrshire Council's social housing stock meets the Scottish Housing Quality Standard by 2015	South Ayrshire Council's social housing stock meets the Scottish Housing Quality Standard by 2015	There was no change to proposed outcome considered 'best for the environment'
South Ayrshire residents can access help and support to minimise the risk of fuel poverty	South Ayrshire residents can access help and support to minimise the risk of fuel poverty	There was no change to proposed outcome considered 'best for the environment' option
Owner occupiers, landlords and tenants are aware of their responsibilities and are supported to uphold them	Owner occupiers, landlords and tenants are aware of their responsibilities and are supported to uphold them	There was no change to proposed outcome as being 'best for the environment' option
Properties in the private rented sector meet minimum physical standards	Properties in the private rented sector meet minimum physical standards	There was no change to proposed outcome considered 'best for the environment' option
Empty properties are brought back into use	Empty properties are brought back into use	There was no change to proposed outcome considered 'best for the environment' option
Access Advice and Support		
South Ayrshire Council and its partners provide high quality, customer centred service which offers housing advice and information to vulnerable groups in South Ayrshire which is free, consistent, comprehensive and appropriate	South Ayrshire residents can easily access housing advice and information which is consistent, comprehensive and appropriate.	Consideration will be given to the way in which information is provided to minimise environmental impact.
South Ayrshire Council and its partners work together to ensure support is provided quickly and efficiently to those who need it.	People in South Ayrshire receive support quickly and efficiently when they need it	Consideration will be given to the way in which support is provided to minimise environmental impact
Homelessness		
Increase access to affordable settled and suitable accommodation for homeless and potentially homeless households	Homeless households in South Ayrshire can access affordable and suitable accommodation	This alternative is unlikely to have any significant adverse environmental impact
Target prevention of homelessness	Vulnerable groups in South	This alternative is

Proposed Theme Outcome	Changed to	Discussion
and reduce levels of repeat homelessness for vulnerable groups	Ayrshire are targeted with effective homelessness prevention measures and support	unlikely to have any significant adverse environmental impact
Provision of sufficient and suitable temporary and interim accommodation options	Households who experience homelessness have access to temporary and interim accommodation options	This alternative is unlikely to have any significant adverse environmental impact
Provide homeless and potentially homeless households with access to mainstream support services which will assist them to live settled and healthy lives	Mainstream support services are available to homeless and potentially homeless households, assisting them to live settled and healthy lives	This alternative is unlikely to have any significant environmental impact
Implement the provisions of the National Homelessness agenda within South Ayrshire	The provisions of the National Homelessness agenda are implemented within South Ayrshire	This alternative is unlikely to have any significant environmental impact
Better Neighbourhoods		
People in South Ayrshire have access to attractive open space	People in South Ayrshire have access to attractive open space	There was no change to proposed outcome considered 'best for the environment' option
People in South Ayrshire have the opportunity to be involved in shaping where they live	People in South Ayrshire have the opportunity to be involved in shaping where they live.	There was no change to proposed outcome considered 'best for the environment' option
People in South Ayrshire live in safe and clean neighbourhoods	People in South Ayrshire live in safe and clean neighbourhoods	There was no change to proposed outcome considered 'best for the environment' option

7.3 Method for Assessing LHS Outcomes and Objectives

A SEA assessment was carried out on the LHS Outcomes, Theme Outcomes and Theme Objectives. The assessment was carried out against the environmental baseline, SEA objectives and indicator questions.

Outcomes and objectives were assessed against the SEA topics scoped in and the potential to have a positive, negative or neutral effect recorded. Justification for the assessment was recorded and consideration given to cumulative effects and to possible mitigation and enhancement. A summary of the assessment is contained in Section 8.

8 ENVIRONMENTAL REPORT

This chapter presents the environmental assessment of the LHS outcomes and objectives conducted in accordance with Schedule 3.6 on the Environmental Assessment (Scotland) Act 2005 and the methodology outlined in chapter 7.

The assessment carried out on the LHS outcomes and objectives indicates whether the environmental effects were assessed to be positive, negative or neutral. Where there was a negative assessment mitigation has been considered. The potential for enhancement is discussed where the effect was assessed as positive or neutral.

Indicators used:

Positive	✓	Negative	-	Neutral	↘
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Assessment tables are attached as Appendix C

8.1 Assessment of LHS Outcomes

Table 9 summarises the findings of the assessment which was carried out on the high level LHS Outcomes.

Table: 9 Assessment of LHS Outcomes

LHS Outcome	Score	SEA Topic	Enhancement/Mitigation
People in South Ayrshire can find a suitable place to stay	✓ -	Material Assets Climatic Factors Population & Human Health Landscape	<u>Mitigation</u> : Increase use of brownfield sites and maximise use of existing stock
People in South Ayrshire lives in a warm, safe, dry energy efficient home	✓ ↘	Material assets Climatic Factors Population & Human Health Landscape	<u>Enhancement</u> : encourage use of renewable energy
People in South Ayrshire are able to access advice and support in a range of formats that allows them to live in the type of accommodation that best suits their needs	✓ ↘	Population & Human Health Landscape Material Assets Climatic Factors	<u>Enhancement</u> : maximise provision of information via the internet and minimise use of paper
Homelessness is prevented for people in South Ayrshire as far as possible, and suitable, swift and adequate accommodation, advice and support is available where it cannot be avoided	✓ ↘	Population & Human Health Landscape Material Assets Climatic Factors	None required

LHS Outcome	Score	SEA Topic	Enhancement/Mitigation
People in South Ayrshire are proud of their neighbourhood	✓ -	Landscape Material Assets Population & Human Health Climatic Factors	None required

8.2 Assessment of LHS Theme Outcomes

Table 10 summarises the assessment carried out on the agreed outcomes of each LHS theme.

Table: 10 Assessment of LHS Theme Outcomes

LHS Theme Outcome	Score	SEA Topic	Enhancement/Mitigation
Balanced Housing Markets			
1,350 new homes are built by 2015 to meet housing need	✓ -	Material Assets Population & Human Health Landscape Climatic Factors	<u>Mitigation</u> : maximise use of brownfield sites, promote use of sustainable materials energy efficiency measures.
South Ayrshire residents have access to high quality housing options	✓ -	Population & Human Health Landscape Material assets Climatic Factors	<u>Enhancement</u> : Regular reviews will ensure that housing options meet identified need
Existing Housing Stock is used in the most effective way	✓ -	Population & Human Health Material Assets Landscape Climatic Factors	<u>Enhancement</u> : Work with partners to ensure sustainable use of resources
Housing Quality			
South Ayrshire's housing stock meets the Scottish Housing Quality Standard by 2015	✓ -	Material Assets Climatic Factors Population & Human Health Landscape	<u>Enhancement</u> : ensure waste is minimised through use of recyclable materials
South Ayrshire residents can assess help and support to minimise the risk of fuel poverty	✓ -	Material Assets Climatic Factors Population & Human Health Landscape	None required
Owner Occupiers, landlords and tenants are aware of their responsibilities and are supported to uphold them	✓ -	Material Assets Climatic Factors Population & Human Health Landscape	None required
Properties in the private rented sector meet minimum physical standards	✓ -	Population & Human Health Landscape Climatic Factors	None required
Empty Properties are brought back into use	✓ -	Landscape Material Assets Climatic Factors Population & Human Health	None required

LHS Theme Outcome	Score	SEA Topic	Enhancement/Mitigation
Access Advice and Support			
South Ayrshire residents can easily access housing advice and information which is consistent, comprehensive and appropriate	✓ ▮	Population & Human Health Landscape Material Assets Climatic Factors	<u>Enhancement:</u> where possible we will seek sustainable options for the delivery of advice and services
People in South Ayrshire receive support quickly and efficiently when they need it	✓ ▮	Population & Human Health Landscape Material Assets Climatic Factors	None required
Homelessness			
Homeless households within South Ayrshire can access affordable and suitable accommodation	✓ ▮	Population & Human Health Landscape Material Assets Climatic Factors	None required
Vulnerable groups in South Ayrshire are targeted with effective homelessness prevention measures and support	✓ ▮	Population & Human Health Landscape Material Assets Climatic Factors	None required
Mainstream support services are available to homeless and potentially homeless households	✓ ▮	Population & Human Health Landscape Material Assets Climatic Factors	None required
The provisions of the National Homelessness Agenda are implemented within South Ayrshire	✓ ▮	Population & Human Health Landscape Material Assets Climatic Factors	None required
Better Neighbourhoods			
People in South Ayrshire have access to attractive open space	✓ ▮	Landscape Population & Human Health Material Assets Climatic Factors	None required
People in South Ayrshire have the opportunity to be involved in shaping where they live	✓ ▮	Population & Human Health Landscape Material Assets Climatic Factors	None required
People in South Ayrshire live in safe and clean neighbourhoods	✓ ▮	Landscape Population & Human Health Material Assets Climatic Factors	None required

8.3 Assessment of LHS Theme Objectives

Table 11 summarises the assessment which was carried out on the LHS Theme Objectives selected by Theme Steering Groups as part of the Option Appraisal process.

Table: 11 Assessment of LHS Theme Objectives

LHS Theme Objective	Score	SEA Topic	Enhancement/Mitigation
Balanced Housing Markets			
Ensure an adequate supply of sites suitable for the development of affordable housing	- ↘	Landscape Material Assets Climatic Factors Population & Human Health	<u>Mitigation</u> : maximise the use of brownfield sites for affordable housing
Ensure that the Council's Affordable Housing Policy can meet the needs identified in the HNDA	✓ ↘	Population & Human Health Landscape Material Assets Climatic Factors	None required
Increase the number of new houses built to "Housing for Varying Needs" standard	✓ ↘	Population & Human Health Landscape Material Assets Climatic Factors	None required
Increase the number of wheelchair accessible houses	✓ ↘	Population & Human Health Landscape Material Assets Climatic Factors	None required
Increase availability of LCHO options	↘	Landscape Material Assets Climatic Factors Population & Human Health	None required
Increase housing and tenancy options to meet the needs of young people	↘	Landscape Material Assets Climatic Factors Population & Human Health	None required
Reduce waiting times for adaptations across all tenures	✓ ↘	Population & Human Health Landscape Material Assets Climatic Factors	None required
Maximise use of accommodation in the private sector	✓ ↘	Population Landscape Material Assets Climatic Factors	None required
Increase the number of older people able to downsize to enable their housing needs to be met	↘	Landscape Material Assets Climatic Factors Population & Human Health	None required
Housing Quality			
Review the HRA Business Plan	✓ ↘	Material assets Landscape Climatic Factors Population & Human Health	<u>Enhancement</u> : maximise energy efficiency of Council housing stock
Implement Scheme of Assistance	✓ ↘	Material Assets Population & Human Health Landscape Climatic Factors	<u>Enhancement</u> : ensure information on scheme is available on-line and electronically

LHS Theme Objective	Score	SEA Topic	Enhancement/Mitigation
		human health	
Provide accessible tenancy management training for all landlords with specific targeting of 'accidental landlords'	✓ ⚠	Population Landscape Material Assets Climatic Factors human health	<u>Enhancement</u> : consider reduction in paper handouts and accessibility of venues to reduce travel
Develop easy read guidance materials and tenancy template for landlords	⚠	Landscape Material Assets Climatic Factors Population & Human Health	<u>Enhancement</u> : ensure information is available online and electronically
Develop easy read guidance materials and tenancy templates for tenants	⚠	Landscape Material Assets Climatic Factors Population & Human Health	<u>Enhancement</u> : ensure information is available online and electronically
Implement a rolling programme of inspections of registered landlords	✓ ⚠	Material assets Landscape Climatic Factors Population & Human Health	None required
Enforce minimum standards and Landlord Registration procedures through enforcement officer	⚠	Landscape Material Assets Climatic Factors Population & Human Health	None required
Review SAVAS and undertake options appraisal for future landlord accreditation in South Ayrshire	⚠	Landscape Material Assets Climatic Factors Population & Human Health	None required
Develop and implement a fuel poverty strategy	✓ ⚠	Material Assets Climatic Factors Population & Human Health Landscape	<u>Enhancement</u> : Promote use of renewable energy
Access Advice and Support			
Review and update advice and information available	✓ ⚠	Population & Human Health Landscape Material Assets Climatic	None required
Improve partnership working and co-ordination between and within Council departments and Service providers	✓ ⚠	Population Landscape Material Assets Climatic Factors human health	None required
Homelessness			
Develop a programme of diverse outreach events to promote housing advice and information to the widest audience and proactively target advice and information to people on the housing list	✓ ⚠	Population & Human Health Landscape Material Assets Climatic Factors	None required
Develop and deliver	✓	Population & Human Health	None required

LHS Theme Objective	Score	SEA Topic	Enhancement/Mitigation
multi-agency pre-tenancy preparation and planning to educate people around the key elements of independent living	↘	Landscape Material Assets Climatic Factors	
Assist children in homeless households to maintain existing social networks and reduce disruption for children in the homeless system as far as possible	↗ ↘	Population & Human Health Landscape Material Assets Climatic Factors	None required
Review all existing models of temporary accommodation and seek to develop new models based on evaluation of support needs and utilisation of unused housing stock and the PRS	↗ ↘	Material Assets Population & Human Health Landscape Climatic Factors	<u>Enhancement:</u> potential to minimise waste through use of existing properties
Provide skills development opportunities through outreach support formats in areas without 'drop in' facilities	↗ ↘	Population & Human Health Landscape Material Assets Climatic Factors	<u>Enhancement:</u> Information provided locally and in electronic formats
Assist people to access suitable forms of training and employment support at the most appropriate time	↗ ↘	Population & Human Health Landscape Material Assets Climatic Factors	<u>Enhancement:</u> Information provided locally and in electronic formats
Better Neighbourhoods			
Improve partnership working between partner agencies, voluntary bodies and local communities in targeted areas	↘	Landscape Material Assets Climatic Factors Population & Human Health	<u>Enhancement:</u> make best use of online facilities
Complete and evaluate neighbourhood management approach to estate management in Wallacetoun with a view to expanding the approach across South Ayrshire	↗ ↘	Landscape Material Assets Population & Human Health Climatic Factors human health	None required
Encourage, enable and enforce responsible management of waste	↗ ↘	Landscape Material Assets Climatic Factors Population & Human Health	<u>Enhancement:</u> access available funding/projects to encourage recycling
Engage with communities to identify ways to facilitate better use of streetscape and	↗ ↘	Landscape Population & Human Health Material Assets	None required

LHS Theme Objective	Score	SEA Topic	Enhancement/Mitigation
open spaces		Climatic Factors	
Review tenant participation activities and develop an action plan to address the identified areas of weakness	✓ ✘	Population & Human Health Landscape Material Assets Climate Change	None required

8.4 Outcomes and objectives assessed as having a negative impact on the environment.

As a result of the assessment one LHS outcome and associated Theme outcome and objective were considered to have the potential for negative environmental effect. Justification and mitigation are discussed below.

Table: 12 Outcomes/ objectives assessed as having a negative impact

<p>LHS Outcome: Everyone in South Ayrshire can find a suitable place to stay</p> <p>Discussion: It was recognised that the development of additional housing would be necessary in order to achieve this high level LHS Outcome. Additional housing development has the potential for negative effect on the landscape of South Ayrshire if it necessitates the use of greenfield sites.</p> <p>However it was agreed that failure to achieve this outcome would have a significant negative effect on population and human health</p> <p>Mitigation: It is possible to reduce the reliance on Greenfield sites by maximising use of brownfield sites. The development of brownfield sites would have a positive effect on the landscape environment through improvements to derelict sites and introduction of usable green space within new developments. Ensuring that best use is made of the existing housing stock in South Ayrshire will also assist in meeting this objective and reduce the need for new build.</p>
<p>LHS Theme Outcome: 1,350 new homes are built by 2015 to meet housing need</p> <p>Discussion: The Housing Need and Demand Assessments has identified the target number of new homes which will have to be build during the lifetime of the LHS to meet existing and future housing need. The development of these new homes is assessed as having the potential to have a significant negative effect of the landscape. This outcome was also assessed as having a potentially negative environmental effect in relation to Climatic Factors as a result of increased energy use from new homes. It is considered that failing to take all necessary steps to meet this identified</p>

need would have a negative effect on SEA outcomes in relation to population and human health.

Mitigation:

Maximising the use of brownfield sites would reduce the reliance on Greenfield sites to meet the target for new homes. Use of brownfield sites would resolve contamination issues and improve derelict and unusable open space while improving the landscape through development of open space and play areas within developments as per planning guidance. It is possible that this mitigation would off set the negative effects of this outcome.

In addition new build properties would require to include energy efficiency measures and consideration will be given to use of renewable energy sources.

LHS Theme Objective: Ensure an adequate supply of sites suitable for the development of suitable housing.

Discussion: Identifying additional sites will be necessary to ensure that sufficient homes can be built to meet need. There are three main ways in which sites will be identified.

1. Through the operation of the Affordable Housing Policy which seeks a percentage of sites from private developers for affordable housing: The affordable housing will be built as part of larger private housing development on land designated for housing in the South Ayrshire Local Plan
2. Through new sites identified for housing use through the Local Plan development process based on the Housing Need and Demand Assessment.
3. Identification of Council owned sites agreed as suitable for the development of affordable housing.

Failure to identify sufficient land for affordable housing will mean that housing need cannot be addressed. This would have a negative impact on population and human health.

Mitigation:

Greenfield sites considered for affordable housing development will be sites identified for housing use within the South Ayrshire Local Plan and their environmental impact assessed through planning policy.

In the selection of Council owned sites preference will be given to brownfield sites. Greenfield/open space sites would only be considered where there was no other opportunity to meet housing need in that area and where there were no planning restrictions on use of the land for housing

8.5 Outcomes and Objectives having an overall positive effect

Below is a brief summary of the outcomes/ objectives assessed as having an overall positive effect in terms of the SEA issues scoped in.

Landscape	Outcomes and Objectives assessed as having a positive effect on the landscape are those aimed improving neighbourhoods by ensuring access and better use of open space and the streetscape and improving neighbourhood management.
Material Assets	Outcomes and Objectives assessed as having a positive effect on material assets are those concerned with improving housing standards within the social and private sectors, improving energy efficiency, reducing fuel poverty and making best use of existing housing stock to reduce wastage. Actions to improve neighbourhoods will also encourage responsible management of waste.
Climatic Factors	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.
Population	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.
Human Health	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.

8.6 Outcomes and Objectives having an overall neutral effect.

All LHS and Theme outcomes have been assessed as having the potential to have an effect either positively or negatively on individual SEA issues although in terms of the LHS overall some of these effects may not be significant. Those objectives concerned with development of information sources, review of services and partnership working will have no effect either positively or negatively on the SEA issues.

8.7 Summary of Impact of LHS on SEA Issues Scoped in

SEA Issue	Overall Impact
Landscape	The <u>overall</u> impact of the LHS on Landscape is unlikely to be <u>significant</u> . The aim of increasing the number of houses has the potential for negative impact on Landscape however this would be offset by mitigation measures, detailed above and other objectives within the strategy aimed at improving neighbourhoods and by the positive effect on population and human health.
Material Assets.	The overall impact of the LHS on Material Assets is assessed as being positive. Through outcomes aimed at improving and making best use of existing housing stock and reducing wastage. Enhancement will be looked for by ensuring use of sustainable material and sustainable delivery of services.
Climatic Factors	Overall it is unlikely that the LHS will have <u>significant</u> effect on Climatic Factors. Any negative effects as a result of increasing the housing stock will be offset by actions to improve energy efficiency and reduce fuel poverty
Population	It is considered that overall the LHS will have <u>significant</u> positive effect on population through meeting housing need and improvements to housing related services and community engagement.
Human Health	It is considered that overall the LHS will have <u>significant</u> positive effect on human health. LHS objectives are aimed at improving housing conditions meeting housing need and preventing homelessness.

8.8 On-going Assessment.

Although a SEA assessment has been carried out on the LHS outcomes and objectives which will form the LHS document, the LHS is a working document. The lead officers together with the theme steering groups will have the responsibility for on-going development, implementation and monitoring of actions to ensure LHS outcomes are achieved.

It is therefore essential to ensure that production of the SEA is not a one-off exercise. To ensure that environmental assessment is carried on throughout the life of the LHS a SEA checklist has been developed (Appendix D). It will be the responsibility of lead officers to ensure that all actions are assessed and monitored against the SEA objectives and indicators. The SEA will form an integral part of the overall LHS monitoring framework (see Section 11)

9 CONSULTATION STRATEGY

9.1 Consultation to date

A scoping report was submitted to the SEA Gateway for statutory consultation in February 2009. Comments on the scoping report have been taken into consideration in the preparation of the Environmental Report.

Steering Panels comprising a wide range of stakeholders were involved in the development of the LHS Outcomes and Objectives, during this process Panels were asked to consider the impact of proposed outcomes and objectives in relation to the SEA outcomes. A SEA Steering Group met to assess the Outcomes and examine alternatives.

Following the assessment process outlined in Section 8, a draft report was prepared and this was circulated to partners within the Council for comment. These comments have been incorporated into this report.

9.2 SEA Consultation

The draft SEA will be submitted for full public consultation alongside the draft LHS. The draft consultation period will be 16th August until the 24th September 2010.

The document was made available:

- In local libraries
- Online at <http://www.south-ayrshire.gov.uk/housingstrategy/lhs/>
- From P&S Team Meeting

The consultation period was advertised:

- Online through South Ayrshire Council website;
- Letters were sent to organisations / groups such as T&R Organisations and Community Council, and other interested stakeholders;
- Through a local press campaign throughout the six week period.

Five consultation events were held to allow local people the chance to come and give their views.

At each of the events, a short presentation was delivered followed by an opportunity to ask questions and fill in a survey. The presentations were conducted every 15 minutes so that people could come at their convenience. In order to thank people for attending, people who completed a survey were entered into a prize draw for £50.00 of shopping vouchers.

9.3 Next Steps

The post-adoption statement will review and record how the consultation comments have been incorporated into the LHS. The statement will set out the full details of the monitoring strategy using the SEA indicators detailed in the report to monitor potential environmental effects throughout the life of the LHS.

10 HOW TO COMMENT ON THE DRAFT REPORT

The purpose of the Environmental Report is to inform the public and the consulting authorities of the potential effect that the LHS may have on the environment. The public and consulting authorities are welcome to make comment on the issues raised within the report.

Consultation on these documents will commence on 16th August and run for a period of 6 weeks to 24th September 2010

Comments can be made by letter or email to:

Zhan McIntyre
Policy and Strategy Co-ordinator
South Ayrshire Council
Children and Community
Newton House
30 Green Street Lane
Ayr KA8 8BH
Email: zhan.mcintyre@south-ayrshire.gov.uk

11 MONITORING STRATEGY

Section 19 of the Environmental Assessment (Scotland) Act requires South Ayrshire Council to monitor significant environmental effects of the implementation of the LHS.

Monitoring forms a key part of the ongoing SEA process and allows for the environmental implications PPS to be constantly reviewed and mitigated against.

SEA monitoring will be incorporated into the monitoring framework for the LHS. Targets have been developed based on the SEA objectives and questions and information gathered to update the environmental baseline.

Table: 13 Monitoring performance indicators

SEA Topic	Objective	Indicator	Data Source	Baseline position 2009/10
Landscape	Ensure that the Plan does not adversely affect the landscape character of the area	Sites allocated for housing use by type	SAC	Greenfield: 3 Brownfield: 10 Greenfield village & town extensions: 12
	Ensure the plan does not reduce or adversely affect public open space	Area of park, estate and public open space	SAC	1.133hectares
Material Assets	Ensure the plan improves the quality of housing in the plan area	No. dwelling BTS Council stock meeting SHQS Private sector properties failing SHQS	SAC SAC SHCS 2004/7 (table 4.8)	No. BTS 465 44.9% 80%
	Ensure the plan minimises waste and promotes the sustainable use of resources	Percentage of domestic waste composted/recycled	SAC	41.2%
Climatic Factors	Ensure that the plan contributes to meeting climate change targets through promoting energy efficiency and use of renewable energy	Energy Ratings- NHER Scores	SAC	<u>Private Sector</u> - poor: 5% Moderate: 62% Good: 33% <u>Social Sector</u> Poor: 0 Moderate: 25% Good: 75%
Population	Ensure that the plan improves the quality of life for residents through meeting housing need	No. dwellings	GROS	53,515
		No. new affordable homes built per annum	SAC	30
		No. social sector homes adapted	SAC	To be added
Human Health	Improve human health through	Life expectancy	GROS	Females: 79.9 Males: 74.5

SEA Topic	Objective	Indicator	Data Source	Baseline position 2009/10
	provision of good quality housing and access to healthy living options	% of the population with limiting long term illness	GROS	21.2%
		Activity Levels:	SAC	walking-12.2% Cycling-17%
		Percentage in fuel poverty	SAC	Private sector 26% Social Sector 18%

12 CONCLUSIONS

The SEA has introduced changes to the LHS and ensured that environmental factors have been considered throughout the development of the LHS. Ongoing assessment and monitoring throughout the life of the strategy will identify any negatives effects and enable mitigation measures to be taken. Where the effects are positive or neutral consideration will be given to the introduction of possible enhancement.

13 GLOSSARY AND REFERENCES

13.1 Abbreviations

BTS	Below Tolerable Standard
GRO(S)	General Register Office for Scotland
NHS	National Health Service
NHER	National Housing Energy Ratings
HNDA	Housing Need and Demand Assessment
LHS	Local Housing Strategy
LCHO	Low Cost Home Ownership
NPF	National Planning Framework
PPS	Plans, Programmes and Strategies
PRS	Private Rented Sector
SAC	South Ayrshire Council
SALP	South Ayrshire Local Plan
SAVASS	South Ayrshire Voluntary Accreditation Scheme
SCROL	Register General for Scotland (Census Data)
SEA	Strategic Environmental Assessment
SHCS	Scottish House Condition Survey
SHIP	Strategic Housing Investment Plan
SHS	Scottish Household Survey
SHQS	Scottish Housing Quality Standards
SOA	Single Outcome Agreement

13.2 References

Ayrshire Joint Structure Plan 2007 www.ayrshire-jsu.gov.uk

Environmental Assessment (Scotland) Act 2005
www.opsi.gov.uk/legislation/scotland/acts2005/asp_2005015_en_1

General Register Office for Scotland -Mid 2008 Population Estimates Scotland
www.gro-scotland.gov.uk

Homeless etc (Scotland) Act 2003
www.opsi.gov.uk/legislation/scotland/acts_2003/pdf/asp_20030001

Housing (Scotland) Act 2001
www.opsi.gov.uk/legislation/scotland/acts_2001/asp-20010010_en_1

Housing (Scotland) Act 2006
www.opsi.gov.uk/legislation/scotland/acts_2006/asp_20060001_en_1

Local Housing Strategy Guidance
www.scotland.gov.uk/publications/2008/06/25093502/2

Scottish Planning Policy
www.scotland.gov.uk/Topics/Built-Environment/Planning/National Planning Framework

Scottish House Condition Survey
www.scotland.gov.uk/Topics/Statistics/SHCS

Scottish Housing Quality Standards
www.scotland.gov.uk/Topics?Built-Environment/Housing/16342/shqs

South Ayrshire Local Plan 2007
www.south-ayrshire.gov.uk/local plan

Single Outcome Agreement
www.south-ayrshire.gov.uk/single-outcome-agreement