

PRE-SCREENING NOTIFICATION

SEA PRE-SCREENING DOCUMENT

Responsible Authority:

[Box 1.](#)
ARGYLL & BUTE COUNCIL

Title of the plan:

[Box 2.](#)
Argyll & Bute Local Housing Strategy 2022-2027

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

[Box 3.](#) The Housing (Scotland) Act 2001 places a statutory duty on all local authorities to prepare a Local Housing Strategy every 5 years. Previous strategies covered the periods 2011-16 and 2016 to 2021; and a new strategy is now required to cover the period up to 2027.

Plan subject:

(e.g. transport)

[Box 4.](#)
Housing and related services

Brief summary of the plan:

(including the area or location to which the plan related)

[Box 5.](#) Argyll and Bute's Local Housing Strategy (2022 – 2027) sets out the strategic vision and overarching outcomes for housing across the whole local authority area and aims to tackle housing need and demand and to direct future investment in housing and related services. In addition to the provision of affordable housing, it covers issues such as homelessness, stock condition, fuel poverty, and housing support. The focus of the new strategy will be on reversing population decline and promoting economic growth. Furthermore, the LHS should support the wider priorities and objectives of the Scottish Government in respect of climate change, equality and energy efficiency.

Brief summary of the likely environmental consequences:

(including whether it has been determined that the plan is likely to have no or minimum effects, either directly or indirectly)

[Box 6.](#) The LHS builds on previous local housing strategies and associated plans and policies; and reflects national housing outcomes. It primarily sets out supply targets for new build housing and identifies housing improvement initiatives but it does not directly influence land use. There are actions and targets in respect of energy efficiency and climate change and it is anticipated that the LHS will have positive environmental effects within its sphere of influence. No negative or adverse impacts have been identified; and all activities and partnership working within the scope of this strategy is subject to scrutiny in respect of environmental outputs and outcomes. While the LHS will promote a framework for projects related to the improvement of existing housing stock and will address specific geographic priorities for new build housing, the practical development proposals will be subject to separate environmental assessment through the wider hierarchy of development plans and the normal development management processes. The LHS is not a 'stand-alone' document and is aligned with many other Plans, Programmes and Strategies (PPS) including a particular and

significant overlap with Argyll and Bute's Local Development Plan (LDP) which is responsible for the location and density of housing throughout the local authority. As such, the LDP was subject to a full Strategic Environmental Assessment (SEA), since its environmental effects are likely to be significant. In Argyll and Bute, the responsibility of land allocation for housing is also shared with Loch Lomond and the Trossachs National Park authority which produces a separate LDP for the area within the national park boundary. The current Park Plan is also accompanied by a full SEA. As with prior determinations for previous iterations of the LHS, it is our view that both LDPs are the primary focus of this particular environmental assessment; the LHS does not have the lead role within the strategic hierarchy of plans to identify land or provide planning consent for new housing; and therefore further assessment would not be required in the case of the LHS which sits within that strategic framework.

Contact details:

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Date of opinion:

28.10.21

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ

¹ Please note: (A) The plan has to fall into Section 5(4) of the Environmental Assessment (Scotland) Act 2005 & (B) you should apply the criteria specified within Schedule 2 of this Act to reach a conclusion on no or minimal environmental effects: www.legislation.gov.uk/asp/2005/15/contents (*delete this note before submission*)