

# **PRE-SCREENING NOTIFICATION**

## SEA PRE-SCREENING DOCUMENT

**Responsible Authority:**

Scottish Borders Council

**Title of the plan:**

Scottish Borders Local Housing Strategy 2023-28

**What prompted the plan:**

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

The Housing (Scotland) 2001 Act makes it a statutory requirement for all Scottish local authorities to prepare and submit a Local Housing Strategy (LHS) to Scottish Ministers. The LHS should assess the nature and condition of the housing stock, the needs of persons in the area for housing, the demand for, and availability of housing and the needs of persons in the area with special needs. The LHS should be regularly reviewed and updated every five years.

**Plan subject:**

(e.g. transport)

Housing

**Brief summary of the plan:**

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

The LHS is Scottish Borders Council's primary strategic document on housing. It sets out the vision for housing in the Scottish Borders that "Everyone in the Scottish Borders has access to a home that meets their needs and is part of a sustainable community". There are five strategic outcomes that will help to achieve this vision, these are:

1. More homes in well designed, sustainable communities that increase opportunity for all and support our economy to thrive.
2. People have access to homes which promote independence, health and wellbeing.
3. Improved energy efficiency of homes and a reduction in fuel poverty while supporting a Just Transition to Net Zero through decarbonising domestic heating and energy.
4. Communities are regenerated through improving the quality and condition of housing and the built heritage.
5. Homelessness is prevented wherever possible, and a range of housing options are provided so people can secure a suitable and sustainable housing outcome as quickly as possible.

**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)

The LHS will provide strategic direction on tackling housing issues, including affordable supply and placemaking, energy efficiency, climate change, fuel poverty, house condition, homelessness and specialist housing and independent living.

The LHS will provide a framework for investment in new affordable housing, through the annual preparation of the Strategic Housing Investment Plan (SHIP); though the land available for development will be allocated through the Local Development Plan. Any negative effects arising from new supply will be assessed through the relevant environmental assessments of these development plans.

The LHS will also provide a framework for projects related to the improvement of existing housing which could have a positive impact on reducing carbon emissions and fuel poverty, also providing a positive impact on the environment.

The LHS is a high level strategic plan and any new projects that arise from the strategy will be environmentally assessed where appropriate. On this basis Scottish Borders Council has determined the Local Housing Strategy is exempt from a full Strategic Environmental Assessment as there will be no significant environmental impacts.

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**Date of opinion:**

1<sup>st</sup> March 2023

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

<sup>1</sup> 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](http://www.legislation.gov.uk/asp/2005/15/contents) (*delete this note before submission*)