



## ENVIRONMENTAL SERVICES

**Graeme Davidson**

**Housing Strategy and Development Manager**

**High Street, Elgin, Moray, IV30 1BX**

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**Website: [www.moray.gov.uk](http://www.moray.gov.uk)**

Jonathan Whittlestone  
SEA Gateway Officer  
Directorate for the Built Environment  
SEA Gateway  
2-H South  
Victoria Quay  
Edinburgh  
EH6 6QQ

Your Reference:  
Our reference: GD/LHS/SEA

14 March 2012

Dear Jonathan,

### **Strategic Environment Assessment (SEA) Screening Determination Report for Moray Council Local Housing Strategy 2013 - 2018**

Following our previous correspondence, dated January 2012 regarding the requirements for notification of the Council's determination under Regulation 10(1) of the Environmental Assessment (Scotland) Act 2005 on whether or not a Strategic Environmental Assessment (SEA) is required for the Moray Council Local Housing Strategy 2013 - 2018, I can now confirm that the Council made a formal determination in respect of the SEA on 6 March 2012.

In accordance with advice received from the three Consultation Authorities, and having considered the criteria set out in the Act, the Council considers that the Local Housing Strategy is unlikely to have significant environment effects and has therefore determined that a SEA will not be required.

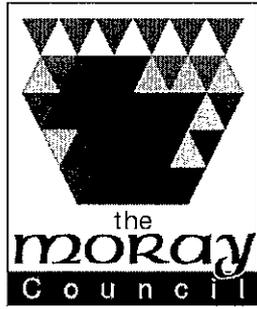
Please find attached the formal determination notice which has been placed in the local press, plus a copy of the Screening Report and the Statement of Reasons which are also available online at the Council's website. All materials are also available for public inspection from the Council offices or from the Council's website at [www.moray.gov.uk](http://www.moray.gov.uk). It would be much appreciated if you could pass this determination on to the Consultation Authorities on our behalf.

Thank you for your help with this matter. Please do not hesitate to contact me should you require further clarification regarding this determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Graeme Davidson'.

**Graeme Davidson**  
**Housing Strategy and Development Manager**



**The Environmental Assessment (Scotland) Act 2005  
Screening Determination under Section 8(1)**

**MORAY LOCAL HOUSING STRATEGY 2013 - 2018**

Section 8(1) of the Environmental Assessment (Scotland) Act 2005 requires Local Authorities to determine if a plan is likely to have significant environmental effects.

Moray Council has determined, in consultation with the appropriate Consultation Authorities, the Scottish Environmental Protection Agency, Scottish Natural Heritage and Historic Scotland, that the Local Housing Strategy is unlikely to have significant environmental effects when considered against the criteria set out in Schedule 2 of the Act and consequently does not require Strategic Environmental Assessment.

The Statement of Reasons for this determination, together with the formal responses of the Consultation Authorities, are contained in the Screening Report which is available for public inspection online at [www.moray.gov.uk](http://www.moray.gov.uk) or from

Housing Strategy and Development Manager  
Housing and Property Services  
Moray Council  
Council Office  
High Street  
Elgin  
Moray  
IV30 1BX

Email: [housing@moray.gov.uk](mailto:housing@moray.gov.uk)  
Tel: 0300 123 4566

Dated: 6 March 2012

## STRATEGIC ENVIRONMENTAL ASSESSMENT ("SEA")

### SCREENING DETERMINATION UNDER SECTION 8(1) OF THE ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005 (the "Act")

#### Moray Local Housing Strategy 2013 - 2018 (the "Strategy")

This statement sets out Moray Council's determination under Section 8(1) of the Act as follows:-

1. Moray Council consulted the consultation authorities referred to below via SEA Gateway with its SEA Screening Report on 19 January 2012 setting out its reasons as to why it was of the opinion that the Strategy was not likely to have significant environmental effects.
2. The Council agrees with the consultation authorities in their opinions as to whether or not the Strategy is likely to have significant environmental effects:-

Consultation Authority	Date of Opinion	Strategy Likely to Have Significant Environmental Effects
Scottish Environment Protection Agency	25 January 2012	NO
Scottish Natural Heritage	25 January 2012	NO
Historic Scotland	2 February 2012	NO

3. In accordance with Section 9(4) of the Act, Moray Council therefore determines that the Strategy is unlikely to have significant environmental effects for the reasons set out in the SEA Screening Report.
4. Copies of (a) the Council's Screening Report and (b) the consultation authorities' responses are appended to this statement.



Graeme Davidson  
Housing Strategy and Development Manager

6 March 2012

**Directorate for the Built Environment**  
 SEA Gateway, 2-H South, Victoria Quay,  
 Edinburgh, EH6 6QQ

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Fiona Geddes  
 Housing Strategy Officer  
 The Moray Council  
 Council Offices  
 High Street  
 ELGIN  
 IV30 1BX



Date : 02 February 2012

**00681 SCREENING - MORAY COUNCIL - LOCAL HOUSING STRATEGY**

Dear Fiona,

With reference to the Screening document you submitted on 19 January 2012.

The Consultation Authorities have now considered your screening request as per **Section 9(3)** of the **Environmental Assessment (Scotland) Act 2005**. For convenience I have set out, in the table below, their individual views on whether there is a likelihood of significant environmental effects.

Please note, these are the views and opinions of the Consultation Authorities on the likelihood of significant environmental effects arising from the plan or programme and not a judgement on whether an SEA is required. It is therefore for the Responsible Authority to determine whether an SEA is required in the circumstances. I have attached the individual letters from the Consultation Authorities, outlining their views and opinions. Where possible the Consultation Authorities may have offered supplementary information and/or advice for you to consider, which you should find helpful.

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Scotland	No
Scottish Environment Protection Agency	No
Scottish Natural Heritage	No
<b>OVERALL VIEW ON LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS</b>	No

As the Consultation Authorities have now notified you of their views, you should now refer to the Act to consider your next step. You should of course take into account the advice offered by the Consultation Authorities.



You should note, as per Section 10 of the Act, within 28 days of your determination about whether an SEA is required or not, a copy of the determination and any related statement of reasons must be passed to the Consultation Authorities. This may be done via the SEA Gateway.

If you have any queries or would like me to clarify any points, please call me on 0131 244 7650.

Yours sincerely

Johnathan Whittlestone  
SEA Gateway Officer

Our ref: PCS/118154  
Your ref: SEA00681

If telephoning ask for:  
Nicola Abrams

25 January 2012

Graeme Davidson  
The Moray Council  
Council Offices  
High Street  
ELGIN  
IV30 1BX

By email only to: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)

Dear Graeme

**Environmental Assessment (Scotland) Act 2005  
Moray Council Local Housing Strategy 2013 – 2018 - Screening Report**

I refer to your screening consultation submitted on 19 January 2012 via the Scottish Government SEA Gateway in respect of the above programme.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act, 2005, we have considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment.

Having reviewed the Screening Report, we note that the Local Housing Strategy does not identify land for new housing and we anticipate that the effects related to the location and scale of development will be determined through the strategic environmental assessments of the Local Development Plan. Therefore we are of the opinion that in respect of our main areas of interest the Strategy in its own right is not likely to lead to significant environmental effects.

Although we are of the view that significant environmental effects are not likely, it is for the Moray Council as Responsible Authority to make a formal determination taking into account the consultation responses received.

If it is formally determined that SEA *is* required, you will be aware that the next stage requires the Responsible Authority to consult the Consultation Authorities on the proposed scope and level of detail to be included within the Environmental Report. The Consultation Authorities typically expect to receive a concise Scoping Report at this stage. Further information about this stage and what should be included in a Scoping Report can be found in Chapter 5 of the Scottish SEA Tool Kit available from [www.scotland.gov.uk/Publications/2006/09/13104943/45](http://www.scotland.gov.uk/Publications/2006/09/13104943/45).



Chairman  
David Sigsworth  
  
Chief Executive  
Dr Campbell Gemmill

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Inverdee House, Baxter Street  
Torry, Aberdeen AB11 9QA  
tel 01224 266 600 fax 01224 896 657  
[www.sepa.org.uk](http://www.sepa.org.uk)

Should you wish to discuss this screening consultation, please do not hesitate to contact me on 01224 266698 or via our SEA Gateway at [sea.gateway@sepa.org.uk](mailto:sea.gateway@sepa.org.uk) .

Yours sincerely

Nicola Abrams  
Senior Planning Officer  
Planning Service



**Scottish Natural Heritage**

All of nature for all of Scotland

Graeme Davidson  
Housing Strategy and Development Manager  
The Moray Council  
High Street  
ELGIN  
IV30 1BX

Date: 25 January 2012

Dear Mr Davidson,

**00681 – Screening Environmental Assessment (Scotland) Act 2005:  
Moray Council Local Housing Strategy 2013–2018**

I refer to your screening consultation submitted on 19 January 2012 via the Scottish Government SEA Gateway in respect of the above plan.

In accordance with Section 9(3) of the Environmental Assessment (Scotland) Act 2005, SNH has considered your screening report using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment.

SNH agrees that the above Plan is not likely to have significant environmental effects in respect of its main areas of interest. The higher level plan, the new Local Development Plan is currently undergoing SEA.

Please note that this consultation response provides a view solely on the potential for the plan or programme to have significant environmental effects. SNH cannot comment on whether or not the plan or programme meets other criteria determining the need for SEA as set out in the Act.

Should you wish to discuss this screening determination, please do not hesitate to contact Jimmy Hyslop on 0141 951 0816 or via SNH's SEA Gateway at [sea.gateway@snh.gov.uk](mailto:sea.gateway@snh.gov.uk).

Yours sincerely

Ewen Cameron  
Operations Manager  
Tayside and Grampian

E-mailed to:

Scottish Executive SEA Gateway: [sea.gateway@scotland.gsi.gov.uk](mailto:sea.gateway@scotland.gsi.gov.uk)

Copy e-mailed to:

SNH SEA Gateway: [sea.gateway@snh.gov.uk](mailto:sea.gateway@snh.gov.uk)

SEPA SEA Gateway: [sea.gateway@sepa.gov.uk](mailto:sea.gateway@sepa.gov.uk)

HS SEA Gateway: [hssea.gateway@scotland.gsi.gov.uk](mailto:hssea.gateway@scotland.gsi.gov.uk)

Scottish Natural Heritage, Inverdee House, Baxter Street, Aberdeen, AB11 9QA

Tel 01224 266500 Fax 01224 895958 [www.snh.org.uk](http://www.snh.org.uk)



INVESTOR IN PEOPLE

HISTORIC  
SCOTLAND



ALBA  
AOSMHOR

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Direct Line: 0131 668 8704  
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Our ref: AMN/23/265  
Our Case ID: 201106338  
Your ref: 00681 SCREENING

02 February 2012

Dear Mr Davidson

**ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005**  
**Moray Council - Local Housing Strategy 2013-2018**

Thank you for consulting Historic Scotland on the screening report for Moray Council's Local Housing Strategy 2013-2018 received by the Scottish Government's SEA Gateway on 19 January. I have reviewed the screening report on behalf of Historic Scotland in its role as a Consultation Authority in accordance with Section 9(3) of the above Act. In doing so, I have used the criteria set out in schedule 2 for determining the likely significance of effects on the environment. Please note that our view is based on our main area of interest for the historic environment.

My understanding from the screening report is that the Local Housing Strategy (LHS) will provide proposed housing supply targets and identify housing improvement initiatives. I note that the LHS will not determine the location or density of housing; this will be achieved through the Local Development Plan which is currently undergoing SEA. I note that it is Moray Council's view that the LHS is unlikely to have significant environmental effects; on the basis of the information provided, I agree that the strategy is unlikely to have significant effects on the historic environment.

However, as you will be aware, it is the responsibility of Moray Council as the Responsible Authority to determine whether the strategy requires an environmental assessment and to inform the Consultation Authorities accordingly.

Please do not hesitate to contact me if you wish to discuss this letter further.

Yours sincerely

**Virginia Sharp**  
Senior HM Officer, SEA