



Scottish Natural Heritage Dualchas Nàdair na h-Alba

All of nature for all of Scotland
Nàdar air fad airson Alba air fad

Simon Hindson
Planner – Development Plans
The Highland Council
Planning and Development Service
Glenurquhart Road
INVERNESS
IV3 5NX

29 June 2011
Our ref: 00617-SEA

Dear Mr Hindson

Environmental Assessment (Scotland) Act 2005 00617 Screening - The Highland Council - Houses in Multiple Occupations Supplementary Guidance

I refer to your screening consultation submitted on 10 June 2011 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, we have considered your screening report using the criteria set out in Schedule 2 of the Act for determining the likely significance of effects on the environment.

Our view in respect of each of these criteria is set out in the Annex attached. Accordingly we agree that the above Plan is not likely to have significant environmental effects.

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



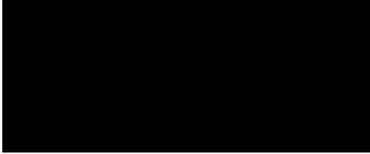
INVESTOR IN PEOPLE

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If you wish to discuss this screening determination, please do not hesitate to contact Andrew Brown (andrew.brown@snh.gov.uk) or via SNH's SEA Gateway at sea_gateway@snh.gov.uk.

Yours sincerely



George Hogg
Area Manager
South Highland

cc Scottish Government SEA Gateway (SEA.gateway@scotland.gsi.gov.uk)
SEPA (sea_gateway@sepa.org.uk)
Historic Scotland (hssea.gateway@scotland.gsi.gov.uk)
SNH SEA Gateway (sea_gateway@snh.gov.uk)

CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

Schedule 2 Criteria	Section 8(1) determination - Are significant environmental effects likely? <i>(Responsible Authority's assessment)</i>	SNH's Assessment under Section 9(3) Yes/No/ Unknown	SNH's Comments and Additional Information
1. The characteristics of plans and programmes, having regard , in particular to:			
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	No	No	We agree with the responsible authority's assessment.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	No	No	We agree with the responsible authority's assessment in terms of the relationship to the Highland-wide Local Development Plan.
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	No	No	We agree with the responsible authority's assessment in terms of the scale of the relevant environmental considerations
(d) Environmental problems relevant to the plan or programme;	No	No	We agree with the responsible authority's assessment in terms of the scale of the relevant environmental problems in Highland
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example plans and programmes linked to waste management or water protection);	No	No	We agree with the responsible authority's assessment.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to -			
(a) the probability, duration, frequency and reversibility of the effects;	No	No	We agree with the responsible authority's assessment, given that regardless of planning

Schedule 2 Criteria	Section 8(1) determination - Are significant environmental effects likely? <i>(Responsible Authority's assessment)</i>	SNH's Assessment under Section 9(3) Yes/No/Unknown	SNH's Comments and Additional Information
			circumstances, an HMO licence must be renewed every three years.
(b) The cumulative nature of the effects;	Yes	Yes	This is tempered by one of the purposes of the SG being to set out policy guidance on what is considered an excessive concentration of HMOs and why.
(c) the transboundary nature of the effects <i>(in UK international cases)</i> ;	No	No	We agree with the responsible authority's assessment.
(d) the risks to human health or the environment (for example due to accidents);	No	Unknown	Potentially negative effects of HMOs recognised in the current SPG are increased traffic movements, noise and waste, resulting in potential loss of local amenity.
(e) the magnitude and spatial extent of the effects (geographical areas and size of the population likely to be affected);	No	No	We agree with the responsible authority's assessment in terms of the likely extent of area affected.
(f) the value and vulnerability of the area likely to be affected due to:			
i. special natural characteristics or cultural heritage;	No	No	We agree with the responsible authority's focus here on the built rather than the natural heritage.
ii. exceeded environmental quality standards or limit values; or	No	No	We agree with the responsible authority's focus here on the built rather than the natural heritage.
iii. intensive land-use;	No	No	We agree with the responsible authority's focus here on the built rather than the natural heritage.
(g) the effects on areas or landscapes that have a	No	No	We agree with the responsible authority's

Schedule 2 Criteria	Section 8(1) determination - Are significant environmental effects likely? <i>(Responsible Authority's assessment)</i>	SNH's Assessment under Section 9(3) Yes/No/Unknown	SNH's Comments and Additional Information
recognised national, Community or international protection status.			focus here on the built rather than the natural heritage, e.g. Conservation Areas.