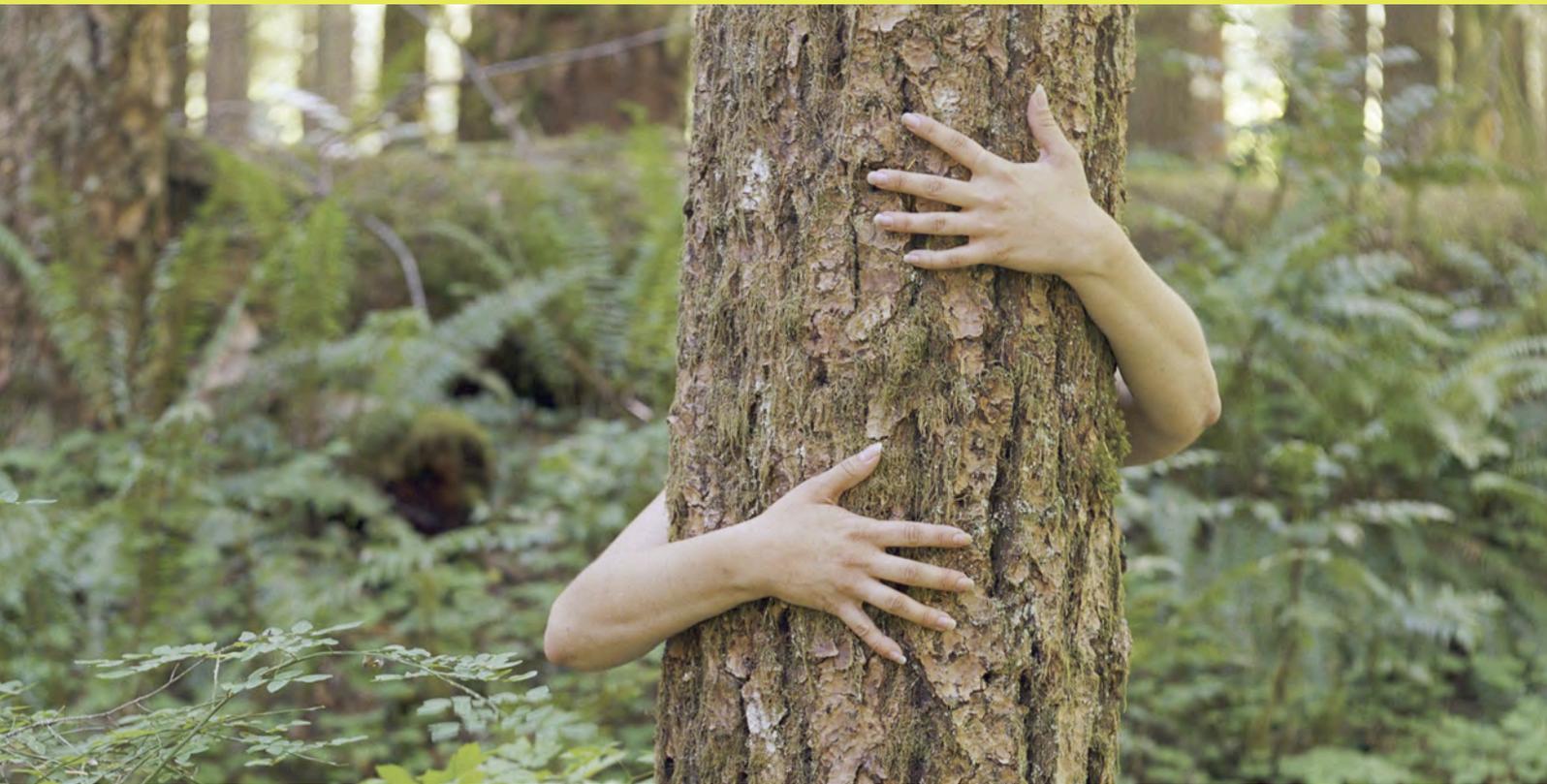


Houses in Multiple Occupation Supplementary Planning Document

Strategic Environmental Assessment Screening Report

August 2011



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Produced in accordance with the European Directive 2001/42/EC (The SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004 an assessment of the proposed Houses in Multiple Occupation Supplementary Planning Document.

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1. Introduction

- 1.1 This report has been produced to determine the need for a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 for the proposed Houses in Multiple Occupation Supplementary Planning Document (SPD).

2. Policy context

- 2.1 The Milton Keynes Local Plan was formally adopted December 2005. The Local Plan provides the statutory land use planning framework for Milton Keynes and contains Policy H10 'Subdivision of Dwellings and Houses in Multiple Occupation' which sets the policy for determining planning applications.
- 2.2 The Council Submitted the Core Strategy in March 2011. The submission document contains Policy CS10 'Housing' that sets the overall approach to delivering housing in Milton Keynes including meeting specific needs for multiple occupancy. Paragraph 10.10 states that '*Houses in multiple occupation (HiMOs), are a key issue which will be addressed by the development of a new Development Plan Document or Supplementary Planning Document*'.
- 2.3 The purpose of the HiMO SPD is to provide guidance for the interpretation of Policy H10 of the Local Plan (2005) and Policy CS10 of the Submission Core Strategy (2011). Specifically, additional guidance will be provided on the interpretation of the 4 criterion of Policy H10 relating to minimising noise and disturbance, parking, bin storage, and unacceptable concentrations of HiMOs.
- 2.4 The SPD will be subject to public consultation in accordance with the relevant regulations and the councils Statement of Community Involvement (SCI) prior to its adoption.

3. Screening

- 3.1 The requirement for a Strategic Environment Assessment (SEA) is set out in the "Environmental Assessment of Plans and Programmes Regulations 2004". There is also practical guidance on applying European Directive 2001/42/EC produced by the ODPM (now DCLG)¹. These documents have been used as the basis for this screening report.
- 3.2 Previously all development plan documents (DPDs) and supplementary planning documents required Sustainability Appraisal. Sustainability Appraisal incorporated the requirements for SEA². However, the regulations were amended in 2009³. These amendments removed the requirement for the sustainability appraisal of supplementary planning documents.
- 3.3 Despite no longer requiring sustainability appraisal, SPDs may still require SEA. The ODPM practical guidance provides a checklist approach based on the SEA regulations to help determine whether SEA is required. This guide

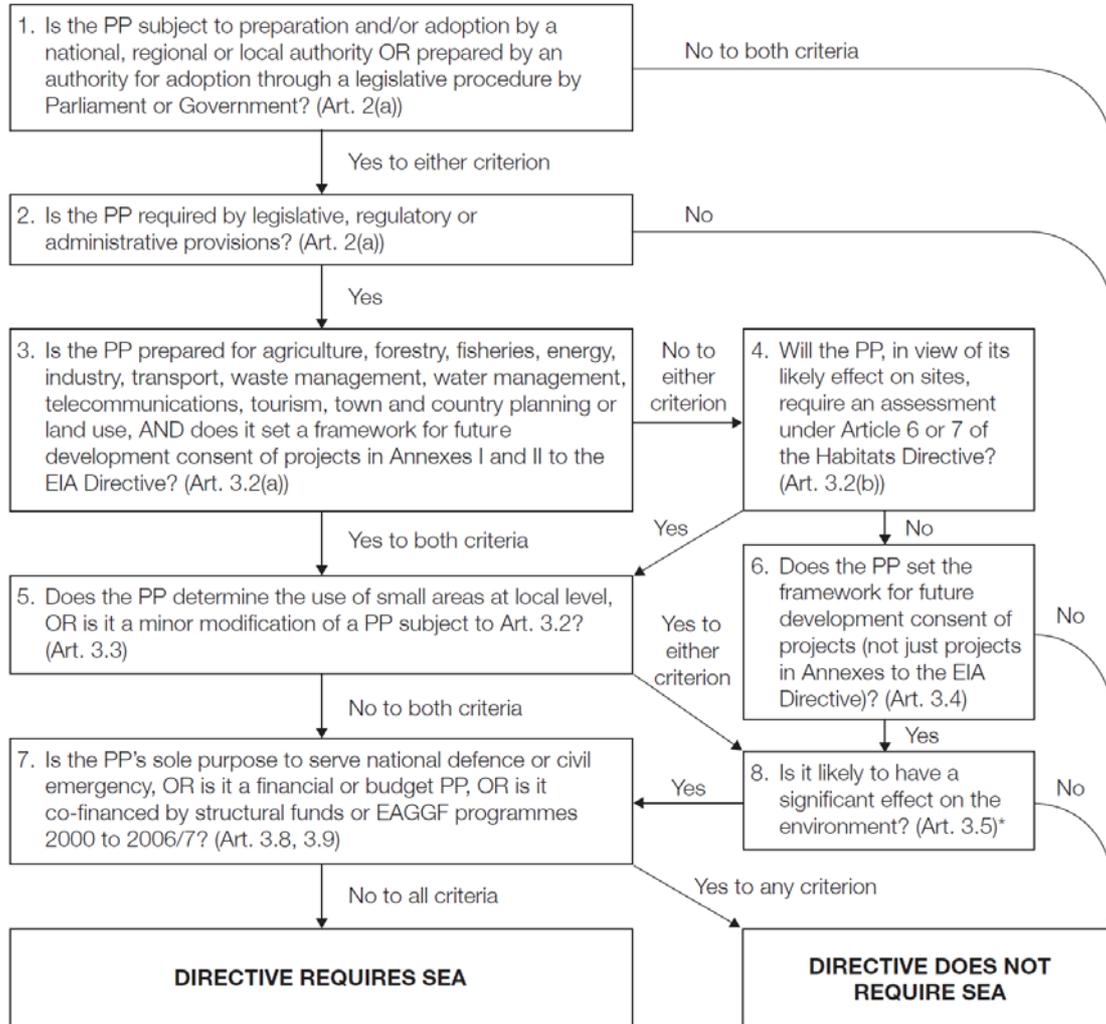
¹ A Practical Guide to the Strategic Environmental Assessment Directive (2005) (ODPM)

² The Town and Country Planning (Local Development) (England) Regulations 2004

³ The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009

has been used as the basis on which to assess the need for SEA as set out below.

Figure 1: Establishing the need for SEA



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

Table 1: Establishing the need for SEA

Stage	Answer	Reason
1. Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government? (Article 2(a))	Yes	SPD to be adopted by Milton Keynes Council
2. Is the SPD required by legislative, regulatory or administrative provisions? (Article 2(a))	Yes	Considered that Core Strategy statement ' <i>Houses in multiple occupation (HiMOs), are a key issue which will be addressed</i>

		<i>by the development of a new Development Plan Document or Supplementary Planning Document' is sufficient to deem the SPD 'required'.</i>
3. Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	No	The SPD is for town and country planning purposes but does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive
4. Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	No	Unlikely to have effect. The Core Strategy was screened and found not to require assessment, therefore unlikely that the SPD would need one. HiMOs generally have no little external works and therefore the SPD is very unlikely to have an impact on habitats.
6. Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Article 3.4)	Yes	Although the Local Plan Policy H10 and Core Strategy CS10 set the overall framework, the SPD will provide additional guidance on the interpretation of these policies.
8. Is it likely to have a significant effect on the environment? (Article 3.5)	No	See ' Table 2 ' below 'Determining the likely significance of effects'

Table 2: Determining the likely significance of effects

SEA Directive Annex II: Criteria for determining likely significance of effects referred to in Article 3(5)	MKC Comment
<i>The characteristics of plans and programmes, having regard, in particular, to:</i>	
1a) 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	The SPD will be providing additional guidance on existing policies that set the broad framework.
1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The SPD has less material weight than the Local Plan and Core Strategy, can only expand on existing policies and should not introduce new policies not contained in higher order plans.
1c) The relevance of the plan or programme for the integration of environmental considerations in	The SPD will promote sustainable development through the prevention of an over-concentration of houses in multiple

particular with a view to promoting sustainable development	occupation and measures to limit negative impacts arising from associated problems of rubbish, noise and parking.
1d) Environmental problems relevant to the plan or programme	The SPD will seek to mitigate potential environmental issues related to HiMOs such as rubbish, noise and parking problems and may have a minor positive impact. However the impact isn't likely to be significant given the local nature of the issues and the small number of HiMOs in Milton Keynes.
1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	The SPD is unlikely to be directly relevant in regard to this criterion.
<i>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</i>	
2a) The probability, duration, frequency and reversibility of the effects	The anticipated effects on the sustainability of the areas covered by the SPD are expected to be positive by potentially creating mixed communities and limiting possible negative impacts associated with HiMOs. The duration of impacts is difficult to define as although once a change of use has occurred this has a permanent permission, a change of use from C4 to C3 is permitted development and can occur at any time.
2b) The cumulative nature of the effects	The cumulative nature of effects on the environment is likely to be positive although relatively minor other than at a local level.
2c) The trans-boundary nature of the effects	None identified.
2d) The risks to human health or the environment (e.g. due to accidents)	The SPD will seek to address issues of concentrations of HiMOs and the impact this can have on creating mixed and balanced communities.
2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The SPD will cover the borough of Milton Keynes although the HiMOs are limited to a smaller geographical area and impacts are greatest at the very local level, therefore the impact of the SPD will be at a limited local level.
2f) The value and vulnerability of the area likely to be affected due to: I. special natural characteristics or cultural heritage, II. exceeded environmental quality standards or limit values III. intensive land-use	The SPD will only apply to areas already considered appropriate for development and there is unlikely to be any significant external development or alterations. One of the aims of the SPD is to limit the concentration of HiMOs (thereby limiting their impact) and making a positive contribution at a local level.

2g) The effects on areas or landscapes which have a recognised national, Community or international protection status	None identified. Any external modifications for example in a conservations area will need to satisfy the relevant planning policies for protecting the character of the area before permission is granted.
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4. Conclusion and statement of reasons

- 4.1 The SPD is supplementing and providing further guidance on the existing policies of the Adopted Local Plan (2005) and the Submission Core Strategy (2011). Any impacts on the environment are likely to be local and small scale and positive in nature. HiMOs generally do not involve external alterations and impacts are less tangible than other forms of development.
- 4.2 It is considered that the HiMO SPD will not give rise to any significant environmental effects. Therefore, it is considered that a Strategic Environmental Assessment **is not required** for the proposed Houses in Multiple Occupation Supplementary Planning Document.
- 4.3 Before this conclusion can be confirmed the council is required to consult with the three statutory environmental bodies over this screening report.

5. Consultation

- 5.1 The three statutory bodies for the purposes of SEA Screening are English Heritage, the Environment Agency and Natural England. Following consultation with these bodies, the results of the screening process must be detailed in a Screening Statement, which is required to be made available to the public. This Screening Report will be updated with comments from the statutory bodies and will form the Screening Statement. The final statement will be made available alongside the draft HiMO SPD.

6. Contact

Further information can be obtained from:

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