

Statement of Reasons – Strategic Environmental Assessment (SEA) screening for Large Scale Shared Accommodation Supplementary Planning Document (SPD)

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Birmingham City Council's Response
Characteristics of the plan or programme	
(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.	<p>The Large Scale Shared Accommodation Supplementary Planning Document (SPD) provides detailed planning guidance for applications relating to large scale purpose built shared accommodation or 'co-living' as it is commonly known. The SPD builds on the existing policies of the Birmingham Development Plan (BDP) and Development Management in Birmingham Document (DMB) and will assist specifically with the implementation of Policy DM12 Residential conversions and specialist housing in the DMB. The policies contained in the BDP and DMB have been subject to detailed Sustainability Appraisal, incorporating the SEA regulation requirements.</p> <p>The SPD provides further guidance on the implementation of policies in the BDP and DMB which seeks to ensure that proposals for new housing meets an identified need and that specialist shared housing (not HMOs) meets the requirements of Policy DM12 Residential conversions and specialist housing in the DMB. The SPD will therefore supplement existing policies rather than setting the framework.</p>
(b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	As noted above the SPD will supplement policies contained within the BDP and DMB. It also aligns with national guidance including the National Planning Policy Framework. As such it is influenced by other higher level plans, rather than influencing them.
(c) The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development.	The SPD supports the aims of BDP and DMB policy of creating mixed, balanced and sustainable communities. Environmental considerations of policies contained in the BDP and DMB were subject to Sustainability Appraisal (see a) above). It will provide guidance rather than policy and will therefore not have a significant effect on environmental considerations which have not already been considered.
(d) Environmental problems relevant to the plan or programme.	None.
(e) The relevance of the plan or programme for the implementation of Community (EU) legislation on the environment (for example, plans and programmes linked to waste management or water protection).	None.
Characteristics of the effects and of the area likely to be affected	

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Birmingham City Council's Response
(a) The probability, duration, frequency and reversibility of the effects.	The SPD provides detailed guidance on the application of relevant policies in the BDP and DMB, which has been subject to Sustainability Appraisal. The SPD itself does not bring forward development. The SPD guides co-living development towards the objectives of these higher level plans. As such there is no mechanism for significant environmental effects to arise from the SPD itself which have not already been considered as part of the production on the BDP and DMB, which have met the requirements of the SEA.
(b) The cumulative nature of the effects	As noted above, there is no mechanism for significant environmental effects to arise from the SPD itself. It is therefore unlikely that any cumulative impacts will arise. Where these effects are likely to arise, the City Council will, through the determination of planning applications, ensure such issues are appropriately addressed.
(c) The trans-boundary nature of the effects	As noted above, there is no mechanism for significant environmental effects to arise from the SPD itself. It is therefore unlikely that any cumulative impacts will arise. Where these effects are likely to arise, the City Council will, through the determination of planning applications, ensure such issues are appropriately addressed.
(d) The risks to human health or the environment (for example, due to accidents)	As noted above, there is no mechanism for significant environmental effects to arise from the SPD itself. It is therefore unlikely that any cumulative impacts will arise. Where these effects are likely to arise, the City Council will, through the determination of planning applications, ensure such issues are appropriately addressed.
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The SPD applies to the entire city of Birmingham – with a resident population of 1,140,500 people (2020 mid-year population estimate). It is considered that any effects not previously considered as part of the BDP will be limited in magnitude.
(f) 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.	Given the nature of the document: i) None; ii) None; iii) None The SPD will provide guidance but will not bring individual development forward which will be subject to other environmental assessments.
(g) The effects on areas or landscapes which have recognised national, Community or international protection status.	No significant effects are considered to arise on the adoption of the SPD in line with BDP and DMB policies.