

## CONTENTS

SECTION	PAGE NUMBER
<b>1</b>	<b>3</b>
<b>SUMMARY OF OUTCOMES</b>	
1.1	3
1.2	4
1.3	4
1.4	5
<b>2</b>	<b>7</b>
<b>APPRAISAL METHODOLOGY</b>	
2.1	7
2.2	7
2.3	7
2.4	7
2.5	7
<b>3</b>	<b>9</b>
<b>BACKGROUND</b>	
3.1	9
3.2	10
3.3	10
3.4	10
<b>4</b>	<b>13</b>
<b>SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT</b>	
4.2	13
4.3	13
4.4	13
4.5	14
4.6	15
4.7	15
4.8	16
<b>5</b>	<b>23</b>
<b>IDENTIFICATION AND ASSESSMENT OF THE STRATEGIC OPTIONS</b>	
<b>6</b>	<b>25</b>
<b>ASSESSMENT OF THE POLICIES OF THE DRAFT SPD</b>	
6.5	25
<b>7</b>	<b>37</b>
<b>IMPLEMENTATION AND MONITORING</b>	

### LIST OF TABLES

TABLE	PAGE NUMBER
1	14
2	17

## **APPENDICES**

<b>APPENDIX</b>		<b>PAGE NUMBER</b>
1	DISTRICT COUNCIL RESPONSE TO COMMENTS ON SCOPING REPORT	29
2	COMPLIANCE WITH SEA DIRECTIVE	31
3	LIST OF OTHER PLANS AND PROGRAMMES OF RELEVANCE TO THE SPD	35
4	BASELINE INFORMATION	41
5	COMPATIBILITY OF POLICY H4/1 AND THE SA OBJECTIVES	45
6	COMPATIBILITY OF SA OBJECTIVES AND SPD OBJECTIVES	49
7	ASSESSMENT OF STRATEGIC OPTIONS	51
8	ASSESSMENT OF POLICIES OF DRAFT SPD	55

# 1 SUMMARY AND OUTCOMES

## 1.1 Non Technical Summary

1.1.1 North West Leicestershire District Council's Local Development Scheme identifies that it will produce a Supplementary Planning Document (SPD) in respect of Affordable Housing. As part of the process of preparing the SPD it is necessary to undertake a Sustainability Appraisal in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and subsequent Regulations.

1.1.2 The purpose of a Sustainability Appraisal is to "promote sustainable development through the integration of social, environmental and economic considerations into the preparation of ..... Supplementary Planning Documents"<sup>1</sup>.

1.1.3 In order to promote sustainable development the UK Government has developed a strategy<sup>2</sup> for sustainable development that it uses to guide its own national policy development and implementation. This strategy released in March 2005 sets out a number of guiding principles:

- Living Within Environmental Limits
- Ensuring a Strong, Healthy and Just Society
- Achieving a Sustainable Economy
- Promoting Good Governance
- Using Sound Science Responsibly

The Strategy further sets out a number of priorities for UK action. These are:

- Sustainable Consumption and Production
- Sustainable Communities
- Natural Resource Production and Environmental Enhancement
- Climate Change and Energy

1.1.4 In addition to undertaking a Sustainability Appraisal, it is necessary to conduct a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".

1.1.5 The Sustainability Appraisal undertaken in respect of the Affordable Housing Supplementary Planning Document has been done such that it incorporates the requirements of the SEA Directive, in accordance with Government advice<sup>3</sup>.

1.1.6 The Sustainability Appraisal ensures that the potential social, economic and environmental impacts associated with the Affordable Housing Supplementary Planning Document are identified, and that measures are taken to mitigate any potentially detrimental effects.

---

<sup>1</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – ODPM, November 2005.

<sup>2</sup> Securing the Future – UK Government Sustainable Development Strategy – DEFRA, March 2007

<sup>3</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – ODPM, November 2005

## **1.2 A statement of the likely significant effects of the SPD**

1.2.1 In undertaking this Sustainability Appraisal consideration was given to not producing an Affordable Housing SPD but instead continuing to rely upon the Council's existing Supplementary Planning Guidance. This was considered to be a 'business as usual' scenario. Both this and the alternative of producing an SPD were assessed against a range of social, economic and environmental factors. As a result it was concluded that producing a new SPD was the most appropriate approach to take.

1.2.2 Having concluded that a new SPD would be prepared, the Key Principles set out in the draft SPD were assessed against the Sustainability Appraisal Framework which had been developed.

1.2.3 No negative effects arising from the draft SPD were predicted. However a number of significant positive effects were predicted in terms of:

Having a housing stock which meets the needs of all sections of the community

1.2.4 In addition, a number of positive effects were predicted in terms of:

Encouraging sustainable economic growth;  
Improving the health and well being of the districts population;  
Promoting social inclusion and reducing inequalities;  
Promoting vibrant and viable communities  
Reducing crime and the fear of crime

## **1.3 Statement on the different the process has made**

1.3.1 Undertaking the Sustainability Appraisal of the Affordable Housing SPD has ensured that:

- a) all relevant national, regional, county and local level of policies and strategies have been taken into account in developing the SPD;
- b) all relevant social, economic and environmental information has been taken into account in developing a baseline position against which the effects of the SPD can be judged;
- c) all relevant options for dealing with this issue have been considered;
- d) the potential impacts and any mitigation measures have been identified and
- e) appropriate indicators are identified that will enable the impact of the implementation of the SPD to be monitored.

1.3.2 In addition, as part of the process of assessing the initial draft policies it became apparent that the policies did not cover adequately all of the issues, particularly in relation to the design and layout of developments, which could have potentially reduced the predicted effects of the draft policies in terms of issues such as social inclusion and reducing crime.

1.3.3 It was decided that an additional Key principle was required to ensure that this issue was addressed. Therefore, Key Principle 9 was included in the consultation draft version. This was also assessed for its predicted impact.

- 1.3.4 A further issue which was identified is that of ensuring that all needs are catered for in terms of the type of properties to be provided. The Housing Needs Assessment had noted that one third of the net requirement for affordable housing was for bungalows. However, this was not reflected in the draft policies. There was, therefore, the possibility that objective 4 (ensuring that the housing stock meets the needs of all sections of the community) would not be achieved. Therefore, Key Principle 6 was amended to reflect this and thus enhance the prospect of securing such provision.

#### **1.4 How to comment on the report**

- 1.4.1 This Sustainability Appraisal has been produced for consultation alongside the Draft Affordable Housing SPD. The consultation period will last for 6 weeks from **5 February 2007** to **19 March 2007**.
- 1.4.2 Comments regarding the Sustainability Appraisal should be submitted in writing, to the District Council by **19 March 2007** to the address below:

Planning Policy and Regeneration Section  
Planning and Development  
North Wets Leicestershire District Council  
Council Offices  
Coalville  
LEICS  
LE67 3FJ

Or by email to:

[ian.nelson@nwleicestershire.gov.uk](mailto:ian.nelson@nwleicestershire.gov.uk)

- 1.4.3 Any comments received will be taken into account in finalising the Affordable Housing SPD. Where it is necessary to amend the SPD then such changes will be subject to further Sustainability Appraisal in order to ensure that any significant effects are identified together with mitigation measures.



## **2 APPRAISAL METHODOLOGY**

### **2.1 Approach taken to sustainability appraisal**

2.1.1 The Sustainability Appraisal (SA) was undertaken in accordance with advice produced by the Office of the Deputy Prime Minister in respect of both Sustainability Appraisal and Strategic Environmental Assessment<sup>4</sup>.

### **2.2 When was the Sustainability Appraisal carried out?**

2.2.1 Work in respect of the Sustainability Appraisal of the Affordable Housing SPD commenced in September 2006. A Sustainability Appraisal Scoping Report was published for consultation in October 2006 for a five week period until 8 November 2006.

2.2.2 Following completion of the consultation a number of amendments were made to the presentation of baseline information and to the Sustainability Appraisal Framework.

### **2.3 Who carried out the Sustainability Appraisal?**

2.3.1 The Sustainability Appraisal for the Affordable Housing SPD was undertaken by officers of the District Council alongside work on the SPD.

### **2.4 Who was consulted, when and how?**

2.4.1 The Sustainability Appraisal Scoping Report was sent to the four Consultation Bodies as specified in the SEA Guidance (i.e. English nature, English Heritage, Countryside Agency and the Environment Agency) together with the Government Office for the East Midlands.

2.4.2 The comments received to the Scoping report and the District Council's response is set out in Appendix 1.

### **2.5 Difficulties encountered in compiling or carrying out the assessment**

2.5.1 No significant difficulties were encountered in undertaking the Sustainability Appraisal. However, some of the data available was restricted to the 2001 Census. This raises some concerns as this is only a snapshot of a point in time and it is going to be difficult to obtain such meaningful information as a comparison until the next census.

2.5.5 There were also some difficulties in undertaking the assessment of the preferred option as the exact impact will depend upon the final design and layout of the proposed development. This potentially makes predictions uncertain in respect of some issues such as crime and social inclusion. However, such issues are largely covered by other local plan policies and cannot be influenced by the SPD.

---

<sup>4</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – ODPM, November 2005 and A Practical Guide to the Strategic Environmental Assessment Directive – ODPM, September 2005.



### **3 BACKGROUND**

#### **3.1 Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report**

- 3.1.1 North West Leicestershire District Council's Local Development Scheme identifies that it will produce a Supplementary Planning Document (SPD) in respect of Affordable Housing.
- 3.1.2 In accordance with the Town and Country Planning Act (2004), Supplementary Planning Documents (SPDs) must be subject to Sustainability Appraisal (SA). The SA process assists Local Authorities to fulfil the requirement of "*contributing to the achievement of Sustainable Development*" in spatial and land use plan making.
- 3.1.3 The concept of sustainable development has been defined in many ways. One of the best known definitions is that contained in 'The Brundtland Report' released by the World Commission on the Environment and Development in 1987. This defined sustainable development as:  
*"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs"*.
- 3.1.4 In order to promote sustainable development the UK Government has developed a strategy<sup>5</sup> for sustainable development that it uses to guide its own national policy development and implementation. This strategy released in March 2005 sets out a number of guiding principles:
- Living Within Environmental Limits
  - Ensuring a Strong, Healthy and Just Society
  - Achieving a Sustainable Economy
  - Promoting Good Governance
  - Using Sound Science Responsibly
- 3.1.5 The Strategy further sets out a number of priorities for UK action. These are:
- Sustainable Consumption and Production
  - Sustainable Communities
  - Natural Resource Production and Environmental Enhancement
  - Climate Change and Energy
- 3.1.6 In preparing SPDs, Local Authorities are also required to carry out Strategic Environmental Assessment (SEA) in accordance with European and UK legislation.
- 3.1.7 The UK Government has prepared guidance on undertaking SA of Local Development Frameworks (LDF)<sup>6</sup>. This advises that an integrated approach be taken to undertaking SA and Strategic Environmental Assessment (SEA), a separate requirement of European Legislation which is concerned with the effects of "certain plans, and programmes on the environment"<sup>7</sup>.

---

<sup>5</sup> Securing the Future – UK Government Sustainable Development Strategy – DEFRA, March 2007

<sup>6</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – ODPM, November 2005.

<sup>7</sup> European Directive 2001/42/EC

3.1.8 In preparing this Sustainability Appraisal Report regard has been had to this advice. The Report is being made available for consultation at the same time as the draft Affordable Housing SPD.

### **3.2 Objectives of the Affordable Housing Supplementary Planning Document**

3.2.1 The purpose of the Affordable Housing SPD is to set out the District Council's approach to seeking the provision of affordable housing as part of new housing developments.

3.2.2 The objectives of the Affordable Housing SPD are to:

- To provide guidance to add to Policy H8 of the adopted North West Leicestershire Local Plan;
- To optimise the provision of affordable housing as part of new housing developments

### **3.3 Compliance with the SEA Directive/Regulations**

3.3.1 In undertaking the SA of the Affordable Housing SPD it is necessary to show how the SA complies with the requirements of the SEA Directive. Appendix 2 demonstrates how this has been achieved.

### **3.4 Structure of this Report**

3.4.1 The Good Practice Guides produced by the ODPM<sup>8</sup> identify a number of different stages in the production of a Sustainability Appraisal/Strategic Environmental Assessment. These are:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on the scope;
- Stage B – Developing and refining options and assessing effects;
- Stage C – Preparing the Sustainability Appraisal Report/Environmental Report;
- Stage D – Consulting on the draft SPD and the Sustainability Appraisal Report/Environmental Report;
- Stage E – monitoring the significant effects of implementing the SPD.

3.4.2 This Sustainability Appraisal Report covers Stages A to D. The Structure of the Report is as follows:

Section 4 – Links to other plans and programmes, baseline situation, identification of issues and Sustainability objectives, development of Sustainability Appraisal Framework;

Section 5 – Identification and assessment of the Strategic options;

Section 6 – Assessment of the Policies of the SPD

Section 7 – Implementation and monitoring

---

<sup>8</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – ODPM, November 2005 and A Practical Guide to the Strategic Environmental Assessment Directive – ODPM,

3.4.3 Section 5 also includes an assessment of Policy H8 of the adopted Local Plan as this provides the basis for preparing the Affordable Housing SPD but has not itself been subject to a Sustainability Appraisal.



## **4 SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT**

4.1 This section provides the background to the Sustainability Appraisal by considering links to other plans and programmes and outlining the current baseline situation. From this a number of social, economic and environmental issues are identified which in turn leads to the identification of a number of sustainability objectives and a sustainability framework which provides the basis for the assessment of the SPD in terms of how it contributes to sustainable development.

### **4.2 Links to other policies, plans and programmes and sustainability objectives and how these have been taken into account**

4.2.1 The Good Practice Guidance suggests that a review of other relevant plans, programmes and sustainability objectives be carried out whilst undertaking a Sustainability Appraisal of any Supplementary Planning Documents. This allows account to be taken of the various ways other plans, programmes and external sustainability objectives, such as those laid down in national policies or legislation, may affect its own policies.

4.2.2 To do this, in excess of 100 plans and programmes which could be relevant to the various Development Plan Documents or SPDs which the Council might produce were identified. This list was refined to those relevant to this SPD. The results are set out in Appendix 3.

4.2.3 Where there are possible relationships between the proposed SPD and other plans, policies and programmes, these are identified to enable potential synergies to be exploited and any inconsistencies and constraints to be addressed.

### **4.3 Description of the social, environmental and economic baseline characteristics and the predicted future baseline**

4.3.1 Before an assessment is undertaken to determine how well the SPD could contribute to sustainable development, it is useful to understand the state of the District today. To this end the baseline information has been compiled in respect of those factors of most relevance to the SPD. This information is set out in detail in Appendix 4.

### **4.4 Principal social, environmental and economic issues and problems identified**

4.4.1 The following issues (Table 1) and problems related to this SPD have been identified. It should be noted that there are a range of other sustainability issues and problems which are not related to this SPD but which will need to be addressed through the Local Development Framework or other SPDs. In addition to identifying issues the table identifies the likely evolution of this issue in the absence of the SPD and the potential impact of the SPD on the issue concerned.

**Table 1 – Principal social, environmental and economic issues and problems identified**

<b>Issue</b>	<b>Likely evolution without SPD</b>	<b>Potential impact of SPD</b>
Growing population	Continuation of current trend	<b>Minor</b> – the SDP will only be concerned with the provision of affordable housing. The issue of meeting wider needs is beyond the scope of the SPD.
Aging population	Continuation of current trend	<b>Minor</b> – the SPD will help to secure appropriate affordable housing, including that for elderly people. However, unlikely to have any impact on the issue of aging population.
Changing household characteristics	Continuation of current trend	<b>Major</b> - the SDP can ensure that sufficient land is released to meet housing needs which are a partly attributable to projected increase in number of households resulting from increase in number of single person households.
Housing affordability	Continuation of current trend	<b>Minor</b> – the SPD will help to secure the provision of additional affordable housing but is unlikely to affect the issue of affordability in general as this is a function of house prices and incomes.
Range of dwelling types	Continuation of current trend	<b>Moderate</b> – the SPD will help to increase the supply of affordable housing, many of which are likely to be smaller properties to meet the identified need.
Low levels of affordable housing build rates	Continuation of current trend	<b>Major</b> - the SPD will ensure that more affordable housing is secured and hence built.
Housing tenure	Continuation of current trend	<b>Moderate</b> – securing more affordable housing will increase the number of properties in the social rented sector.

#### **4.5 Limitations of the information, assumptions made**

4.5.1 There were no significant difficulties encountered in obtaining the information required. However, some of the data available was restricted to the 2001 Census. This raises some concerns as this is only a snapshot of a point in time and it is going to be difficult to obtain such meaningful information as a comparison until the next census.

#### **4.6 The sustainability framework, including objectives, targets and indicators**

4.6.1 Having regard to a wide range of other plans and strategies produced at local, regional and national level and the issues identified a number of objectives have been identified. These are as follows:

<b>Objective No</b>	<b>Objective</b>
1	To encourage sustainable economic growth.
2	To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land
3	To reduce Water Consumption
4	To ensure that the-housing stock meets the needs of all sections of the community
5	To reduce the effect of traffic on the environment
6	To promote vibrant and viable settlements with access to services and facilities for all
7	To promote vibrant and viable settlements with access to services and facilities for all
8	To Promote Social Inclusion and Reduce Inequalities Across the District
9	To reduce Crime and the fear of Crime
10	To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets
11	To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces
12	To Maintain and Enhance the Districts Biodiversity and Geodiversity
13	To reduce Flood Risk and Impact From Flooding
14	To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems
15	To support sustainable extraction and the reuse and recycling of minerals and aggregate resources
16	To reduce the District's contributions towards climate change

4.6.2 These objectives provide the basis for the sustainability framework used to assess the SPD, both now and in the future. The framework is set out in Table 2 below. In addition to the objectives, a number of questions are identified which are designed to inform the assessment together with a number of potential indicators which could be used to monitor the effects of the SPD.

#### **4.7 Compatibility of Policy H8 and SA objectives**

4.7.1 Policy H8 provides the basis for seeking to secure the provision of affordable housing. However, Policy H8 has not been subject to a Sustainability Appraisal. The Good Practice Guide<sup>9</sup> advises that where an SPD is prepared on the basis of a local plan policy which has not been subject to Sustainability Appraisal then the policy will need to be subject to such an appraisal.

---

<sup>9</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – ODPM

4.7.2 Using the objective identified above Policy H8 has thus been assessed to test its compliance with the SA objectives identified above. The results of this are set out at Appendix 5.

4.7.3 Policy H8 is generally compatible with the SA objectives. It is considered that where the policy conflicts with the SA objectives these matters can largely be dealt with by the use of appropriate mitigation measures. Such measures are often covered by other policies in the Local Plan thus emphasising the need to read all of the Local Plan policies together rather than in isolation.

#### **4.8 Compatibility of SA objectives and SPD objectives**

4.8.1 In order to ensure that objectives of the SPD are compatible with the aims of sustainable development the SPD objectives have been tested for compatibility with the SA Objectives. The results of this are set out in Appendix 6.

4.8.2 Overall the objectives of the SPD are compatible with the Sustainability Objectives. In particular the SPD is positive in respect of those sustainability objectives which are social in nature.

**Table 2: Sustainability Appraisal Framework**

	<b>Objective</b>	<b>Decision aiding questions</b>	<b>Indicator(s)</b>
<b>SUSTAINABLE CONSUMPTION AND PRODUCTION</b>			
<b>1</b>	<b>To encourage sustainable economic growth.</b>	<ul style="list-style-type: none"> <li>• Will it encourage inward investment</li> <li>• Will it bring new business to the district?</li> <li>• Will it create new employment opportunities?</li> <li>• Will it help to diversify the economic base of the district?</li> <li>• Will it help to safeguard existing jobs?</li> <li>• Will it encourage new business start up rates?</li> <li>• Will it provide employment opportunities for disadvantaged groups?</li> <li>• Will it provide employment opportunities in rural areas?</li> <li>• Will it help to create high skilled jobs?</li> <li>• Will it increase the average income of the district?</li> </ul>	<ul style="list-style-type: none"> <li>• Area of Employment land lost to residential development. (AMR indicator)</li> <li>• Amount of floorspace developed by employment type (AMR indicator)</li> <li>• Employment land availability by type (AMR indicator)</li> <li>• Change in number of VAT registered businesses in the district by industry</li> <li>• Employment structure</li> <li>• Number of business applications granted consent</li> <li>• Number of new VAT registrations</li> <li>• Unemployment rate changes by ward</li> <li>• Proportion of people unemployed who have been unemployed for more than two years</li> </ul>
<b>2</b>	<b>To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land</b>	<ul style="list-style-type: none"> <li>• Will it encourage the reduction, reuse and recycling of waste?</li> <li>• Will it encourage the reuse of land and/or vacant buildings?</li> <li>• Will it increase the demand for recycled materials?</li> <li>• Will it ensure that development makes efficient use of land?</li> </ul>	<p>Percentage of the total tonnage of household waste that has been:</p> <ul style="list-style-type: none"> <li>• recycled</li> <li>• composted</li> <li>• landfilled</li> <li>• Percentage of new and converted dwelling on previously developed land (AMR indicator)</li> <li>• Percentage of new dwellings completed at: (AMR indicator) <ul style="list-style-type: none"> <li>- Less than 30 dwellings per hectare</li> <li>- Between 30-50 Dwellings per hectare</li> <li>- Above 50 dwellings per hectare</li> </ul> </li> <li>• Amount of best and most versatile agricultural land lost to development</li> </ul>

<b>SUSTAINABLE CONSUMPTION AND PRODUCTION</b>			
<b>3</b>	<b>To reduce Water Consumption</b>	<ul style="list-style-type: none"> <li>• Will it encourage water efficiency?</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of new properties built incorporating water efficiency measures.</li> </ul>
<b>SUSTAINABLE COMMUNITIES</b>			
<b>4</b>	<b>To ensure that the housing stock meets the needs of all sections of the community</b>	<ul style="list-style-type: none"> <li>• Will it provide for a range of housing needs?</li> <li>• Will it provide affordable housing for those sectors of the community in need?</li> <li>• Will it improve the current stock of housing?</li> <li>• Will it contribute towards the viability and sustainability of urban and rural communities?</li> <li>• Will it encourage the reuse of vacant buildings?</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Completions by type, size, tenure and location per annum (AMR indicator)</li> <li>• Affordable housing (house price/earnings affordability ratio (annual trends taken over 5 year period)</li> <li>• Vacant dwellings by tenure (AMR indicator)</li> <li>• Number of unfit homes per 1,000 dwellings</li> <li>• House prices by dwelling type(AMR indicator)</li> <li>• Number of people recorded as being homeless</li> </ul>
<b>5</b>	<b>To reduce the effect of traffic on the environment</b>	<ul style="list-style-type: none"> <li>• Will it encourage the use of alternative means of transport to the private car?</li> <li>• Will it help to reduce traffic congestion and improve road safety?</li> <li>• Will it enhance the provision of public transport?</li> <li>• Will it reduce the distance people need to travel to work and to access key facilities and services?</li> <li>• Will it utilise and improve existing infrastructure?</li> <li>• Will it help to develop a road network that minimises impact upon the environment?</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of new houses developed within 800 metres walk of an hourly or better daytime bus service</li> <li>• Percentage of people using a car to travel to and from work (AMR indicator)</li> <li>• Percentage of people using non-car modes to travel to and from work (AMR indicator)</li> <li>• Percentage of new residential development within 30 minutes public transport time of a GP, hospital primary school, secondary school, employment and major retail centres. (AMR indicator)</li> <li>• Number of recorded road traffic accidents which resulted in casualties</li> <li>• Amount of new rights of way or cycle lanes created as part of new development</li> </ul>

SUSTAINABLE COMMUNITIES			
6	<b>To promote vibrant and viable settlements with access to services and facilities for all</b>	<ul style="list-style-type: none"> <li>• Will it help to protect existing services and facilities?</li> <li>• Will it add to the range of services and facilities available?</li> <li>• Will it increase the number of people living in or within walking distance of a town centre?</li> <li>• Will it help to create settlements with a range of different uses?</li> <li>• Will it create mixed and balanced communities?</li> </ul>	<ul style="list-style-type: none"> <li>• Number of villages without any shopping provision</li> <li>• Loss of retail to other uses</li> <li>• Amount of completed retail, office and leisure development (by use class) (AMR indicator)</li> <li>• Percentage of completed retail, office and leisure development in town centres(AMR indicator)</li> <li>• Proportion of vacant street level property in town and local centres (AMR indicator)</li> <li>• Percentage of dwellings within 30 minutes public transport time of post office, primary school, doctors, employment and food shop.</li> <li>• Housing developments by type of dwelling.</li> </ul>
7	<b>To improve the Health and Well Being of the District's Population</b>	<ul style="list-style-type: none"> <li>• Will it help to promote healthy lifestyles?</li> <li>• Will it reduce health inequalities?</li> <li>• Will it improve access to health facilities?</li> </ul>	<p>Death rate by cause (standardised mortality rate per 100,000 population in the following categories):</p> <ul style="list-style-type: none"> <li>• all accidents – all ages</li> <li>• cancer in under 75s</li> <li>• Coronary Heart Disease in under 75s</li> <li>• Percentage of residents who regularly participate in sport or physical activity within the District</li> <li>• NHS waiting lists</li> <li>• NHS hospital waiting lists</li> </ul>
8	<b>To Promote Social Inclusion and Reduce Inequalities Across the District</b>	<ul style="list-style-type: none"> <li>• Will it help to promote a sense of community well being?</li> <li>• Will it protect and enhance existing community services?</li> <li>• Will it provide locations for community activities and organisations?</li> <li>• Will it help to reduce unemployment?</li> <li>• Will it help to address social exclusion?</li> <li>• Will it help to retain or promote rural services?</li> <li>• Will it provide opportunities for additional training and education?</li> </ul>	<ul style="list-style-type: none"> <li>• Proportion of the population who live in wards that rank within the most deprived 10 per cent and/or 25 per cent of wards in the country</li> <li>• Number of Settlements without a community centre/village hall</li> <li>• Unemployment rate by Ward</li> <li>• Household income by Ward</li> <li>• Educational attainment by ward</li> <li>• Percentage of people aged 16-59 claiming Income Support</li> </ul>

		<ul style="list-style-type: none"> <li>• Will it help to improve the level of educational attainment?</li> </ul>	
9	<b>To reduce Crime and the fear of Crime</b>	<ul style="list-style-type: none"> <li>• Will it help to provide safer communities?</li> <li>• Will it help to create communities where people feel safe?</li> </ul>	<b>Crimes committed:</b> <ul style="list-style-type: none"> <li>• vehicle crimes (per 1,000 population)</li> <li>• domestic burglaries (per 1,000 households)</li> <li>• violent offences (per 1,000 population)</li> <li>• Percentage of residents surveyed who feel 'fairly safe' or 'very safe' after dark whilst outside in the local authority area</li> <li>• Percentage of residents surveyed who feel 'fairly safe' or 'very safe' during the day whilst outside in the local authority area</li> </ul>
<b>NATURAL RESOURCE PROTECTION AND ENVIRONMENTAL ENHANCEMENT</b>			
10	<b>To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets</b>	<ul style="list-style-type: none"> <li>• Will it help to protect or enhance existing features of historic or cultural importance?</li> <li>• Will it improve the appearance of existing designated areas?</li> <li>• Does it respect and enhance the wider historical environment?</li> </ul>	<ul style="list-style-type: none"> <li>• Total number of conservation areas</li> <li>• Percentage of conservation areas within the District with an up to date character appraisal</li> <li>• Percentage of Conservation Areas with published management proposals</li> <li>• Number of settlements within the District which have undertaken a Village Design Statement or have a parish plan</li> <li>• Total number of listed buildings/scheduled ancient monuments within the district</li> <li>• Total Number of listed buildings/ scheduled ancient monuments at risk</li> <li>• Loss of archaeological sites</li> </ul>
11	<b>To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces</b>	<ul style="list-style-type: none"> <li>• Will it protect and enhance the landscape quality and character of the district?</li> <li>• Will it adversely affect designated landscapes or open spaces?</li> <li>• Will it improve the natural environment?</li> <li>• Will it improve the appearance of settlements?</li> </ul>	<ul style="list-style-type: none"> <li>• Area(ha) of accessible greenspace (including Local Nature Reserves) per 1000 population</li> <li>• New woodland creation within the National Forest Area</li> <li>• Area of new woodland and other habitats created</li> <li>• Area of playing fields lost to development</li> </ul>

		<ul style="list-style-type: none"> <li>• Will it increase the amount of woodland?</li> <li>• Will it increase the provision of and accessibility to, open spaces?</li> <li>• Will it enhance the quality of open spaces?</li> <li>• Will it protect and create new landscape features (e.g. hedges, ponds)?</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of households within 400m of a public green space</li> <li>• Percentage of eligible open spaces managed to green flag award standard (AMR indicator)</li> <li>• Amount of vacant and derelict land and buildings (AMR indicator)</li> </ul>
12	<b>To Maintain and Enhance the Districts Biodiversity and Geodiversity</b>	<ul style="list-style-type: none"> <li>• Will it help to protect and improve the existing bio diversity of the district?</li> <li>• Will it adversely affect the condition of designated areas?</li> <li>• Will it add to the range of bio diversity habitats?</li> <li>• Will it provide new opportunities for people to enjoy the countryside and wildlife?</li> </ul>	<ul style="list-style-type: none"> <li>• Number (and total area) of land designated as a SSSI in a local authority area</li> <li>• Number and total area of land identified as being of County significance</li> <li>• Percentage of SSSIs assessed within the District that are in favourable and unfavourable recovering condition.</li> <li>• Change in areas designated for their intrinsic environmental value including sites of international national, regional or sub regional significance (AMR indicator)</li> </ul>
13	<b>To reduce Flood Risk and Impact From Flooding</b>	<ul style="list-style-type: none"> <li>• Will it increase the risk of flooding either in the locality or further a field?</li> <li>• Will it contribute towards creating more sustainable drainage?</li> </ul>	<ul style="list-style-type: none"> <li>• Number of properties within the district at risk from flooding</li> <li>• Percentage of major residential and commercial planning applications incorporating Sustainable Drainage Systems</li> <li>• Number of Planning permissions granted contrary to the advice of the environment agency (AMR indicator)</li> </ul>
14	<b>To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems</b>	<ul style="list-style-type: none"> <li>• Will it reduce levels of pollution of water, air and soils?</li> <li>• Will it improve the quality of river and groundwater supplies?</li> </ul>	<p><b>Water Pollution</b></p> <ul style="list-style-type: none"> <li>• Percentage of main rivers and canals rated as 'good' or 'fair' quality (regional indicator)</li> </ul> <p><b>Air pollution</b></p> <ul style="list-style-type: none"> <li>• PM10 concentrations at selected sites across the</li> </ul>

			<p>District</p> <ul style="list-style-type: none"> <li>Nitrogen dioxide concentrations at selected sites across the District</li> <li>Percentage of dwellings within an Area Quality management Area</li> </ul> <p><b>Noise</b></p> <ul style="list-style-type: none"> <li>Total number of noise complaints received per year</li> </ul> <p><b>Soil</b></p> <ul style="list-style-type: none"> <li>Area of Greenfield land lost to new development per annum</li> </ul>
15	<b>To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.</b>	<ul style="list-style-type: none"> <li>Will it avoid sterilisation of mineral reserves?</li> <li>Will it encourage the reuse of recycled minerals and aggregates?</li> <li>Will it minimise the demand for raw materials and/or encourage the use of sustainable sources?</li> <li>Will it reduce the need to import minerals?</li> </ul>	<ul style="list-style-type: none"> <li>Production of primary land won aggregates (tonnes) by minerals planning authority</li> <li>Production of secondary/recycled aggregates (tonnes) by minerals planning authority</li> </ul>
<b>CLIMATE CHANGE AND ENERGY</b>			
16	<b>To reduce the District's contributions towards climate change</b>	<ul style="list-style-type: none"> <li>Will it help to minimise energy usage and encourage energy efficiency?</li> <li>Will it increase the supply of energy from non-renewable sources?</li> <li>Will it reduce the need to travel?</li> </ul>	<ul style="list-style-type: none"> <li>Household energy use (gas and electricity) per household (regional figures)</li> <li>Renewable energy capacity installed by type (AMR indicator)</li> <li>Number of planning applications for renewable energy schemes per annum</li> </ul>

## **5 IDENTIFICATION AND ASSESSMENT OF THE STRATEGIC OPTIONS**

- 5.1 The ODPM Guidance advises that options should be developed for meeting the objectives of the SPD. In all, two options have been identified these are:
- Option 1 - Business as usual (i.e. seek provision of affordable housing having regard to existing Supplementary Planning Guidance which provides limited amount of information and no targets)
  - Option 2 – to produce an SPD which provides more information and greater guidance
- 5.2 The first of these options represents a ‘do nothing’ scenario and would not require the production of an SPD.
- 5.3 Each option has been assessed against the objectives of the Sustainability Framework. The assessment examined whether the likely effects of each option would be positive, negative or neutral in respect of the sustainability objectives, and whether such impacts would be short, medium or long term. The assessment and the justifications for them are set out in Appendix 7.
- 5.4 A summary of the options is set out below.

### **Option 1 (i.e. business as usual)**

Under this option there would be:

Positive effects in the short term in respect of issues relating to – meeting districts housing needs and promoting vibrant and viable settlements

Negative effects in the medium to long term in respect of issues relating to – meeting the districts housing needs and promoting social inclusion and reducing inequalities

Negative effects in respect of encouraging sustainable economic growth

All other effects would be neutral.

### **Option 2 (i.e. to produce an SPD)**

Under this option there would be:

Significant Positive effects in respect of issues relating to - sustainable economic growth (medium to long term), meeting the districts housing needs (medium term) and promoting social inclusion (medium term)

Positive effects in respect of issues relating to – encouraging sustainable economic growth (medium to long term), meeting the districts housing needs (short term), improving health (short to medium term) and promoting social inclusion (short term)

Uncertain effects in respect of issues relating to – meeting the districts housing needs (long term) and promoting social inclusion (long term)

All other effects are neutral

### **Selection of the preferred option**

- 5.5 Option 2 has more positive and significantly positive effects than option 1 and has no negative effects. It will be noted that under option 2 the positive effects are predicted to be less or to become uncertain in the longer term. This reflects the fact that affordability is a relative issues and one which will change through time. This serves to illustrate the fact that the need for affordable housing is one which will need to be reassessed in time. However, at this stage it is considered that Option 2 represents the most appropriate option.

## **6 ASSESSMENT OF THE POLICIES OF THE DRAFT SPD**

6.1 Having identified the preferred approach to be taken, a draft SPD was then prepared and the proposed policies were assessed against the Sustainability Framework to examine their potential impact. Such impacts could be positive, negative or neutral, could occur over the short (i.e. 2years), medium (i.e. up to 5 years) and long term (i.e. more than 5 years) and could be permanent or temporary. Having identified the potential adverse impacts it is necessary to consider what, if any, mitigation measures can be used to reduce the potential adverse effects and to maximise beneficial effects. A summary of the results of the assessment is set out in Appendix 8 and summarised below. A more detailed assessment is available upon request or can be viewed on the Council's website.

6.2 Generally speaking it is predicted that the policies of the SPD will have little impact upon the sustainability objectives, particularly those relating to the environment. However, there are predicted to be positive effects in respect of a number of the social objectives.

6.3 The principal significant positive effects are predicted to be in terms of:

Having a housing stock which meets the needs of all sections of the community

6.4 The principal positive effects are predicted to be in terms of:

Encouraging sustainable economic growth;  
Improving the health and well being of the districts population;  
Promoting social inclusion and reducing inequalities;  
Promoting vibrant and viable communities  
Reducing crime and the fear of crime

6.5 No negative effects are predicted.

### **Proposed mitigation measures**

6.6 As already noted no negative effects were predicted. As a result it has not been necessary to identify any mitigation measures. However, the assessment also suggested that the impact of the Key Principles could be reduced through time as the information from the Housing Needs Assessment becomes out of date. Therefore, the need for monitoring the affordability issue and considering the need for a review of the SPD was highlighted.

6.7 As part of the process of assessing the initial draft policies it became apparent that the policies did not cover adequately all of the issues, particularly in relation to the design and layout of developments, which could have potentially reduced the predicted effects of the draft policies in terms of issues such as social inclusion and reducing crime.

6.7 It was decided that an additional Key Principle was required to ensure that this issues was addressed. Therefore, Key Principle 9 was included in the consultation draft version. This was also assessed for its predicted impact.

6.8 A further issue which was identified is that of ensuring that all needs are catered for in terms of the type of properties to be provided. The Housing Needs Assessment had noted that one third of the net requirement for affordable housing was for bungalows. However, this was not reflected in the draft policies. There was, therefore, the possibility that objective 4 (ensuring that the housing stock meets the needs of all sections of the community) would not be achieved. Therefore, Key Principle 6 was amended to reflect this and thus enhance the prospect of securing such provision.

## **7 IMPLEMENTATION AND MONITORING**

- 7.1 The draft SPD will be subject to a 6 week period of consultation. In the event that any changes are made to the SPD these will need to be reappraised against the Sustainability Appraisal Framework before the SPD is finalised and formally adopted.
- 7.2 The SPD will be implemented via the Development Control process.
- 7.3 Monitoring is an important part of the SA process which is ongoing and does not end once the SPD has been adopted. Through monitoring it will be possible to determine whether the implementation of the SPD is working towards the Sustainability Appraisal objectives set out in section 4. As already noted monitoring will also be required in respect of what is affordable to ensure that what is being provided meets the housing needs of people.
- 7.4 The Sustainability Appraisal Framework identifies a range of indicators which could be used to monitor the impact of the SPD. These will be developed and reported upon as part of the Council's Annual Monitoring Report.



**APPENDIX 1**

**DISTRICT COUNCIL RESPONSE TO COMMENTS ON SCOPING REPORT**

## **RESPONSES RECEIVED IN RESPECT OF AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT – SUSTAINABILITY APPRAISAL SCOPING REPORT**

### **1 English Heritage**

No comments in view of insufficient resources

---

### **2 Environment Agency**

Agencies concerns adequately addressed under Objectives 3, 12, 13 and 14. Notes that reference to SUDS in Objective 13 should be amended to 'sustainable drainage' to reflect the fact that techniques can be used beyond urban areas.

Comment

Amend Objective 13 accordingly.

---

### **3 Natural England**

Suggested that the baseline is inadequate as it does not provide sufficient information in respect of environmental data, particularly landscape character and sites of ecological importance.

Comment

Good Practice advice published by Government<sup>10</sup> advises that in respect of baseline information this should focus upon "the social, environmental and economic characteristics of the area that relate to the issues to be tackled in the SPD". This has been done in this instance and it is considered that the affordable housing SPD will not impact upon either landscape character or sites of ecological value. The latter is reflected in further comments from Natural England who suggest that in respect of indicator 12 that information on site of Special Scientific Interest are unlikely to be meaningful as the "plan is unlikely to impact on SSSI sites". Therefore no change is proposed. Whilst it is accepted that the SPD is unlikely to have an impact upon SSSI the condition of SSSIs will be monitored as a general principle.

---

### **4 Natural England**

Suggested that in respect of indicator 5 it might be useful to also include information about the length of new rights of way or new cycle lanes.

Comment

The suggestion is noted and indicator 5 is amended accordingly.

---

<sup>10</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – Office of the Deputy Prime Minister (November 2005).

**APPENDIX 2**

**COMPLIANCE WITH SEA DIRECTIVE**

The following table demonstrates how this sustainability appraisal complies with the SEA Directive (2001/42/EC)

SEA Directive requirements	Where covered in the SA Report
<p><b>Preparation of an environmental report</b> in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I).</p>	
<p>a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.</p>	Sections 3 and 4
<p>b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.</p>	Section 4
<p>c) The environmental characteristics of areas likely to be significantly affected; Table 2</p>	Section 4
<p>d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.</p>	Section 4 Appendix 4
<p>e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.</p>	Section 4 Appendix 3 Appendix 8
<p>f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).</p>	Section 6 Appendix 8
<p>g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.</p>	Appendix 8
<p>h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.</p>	Sections 2 and 5
<p>i) a description of measures envisaged concerning monitoring in accordance with Art. 10; Section 7.</p>	Sections 4 and 7
<p>j) a non-technical summary of the information provided under the above headings.</p>	Section 1
<p>The report must include the information that may reasonably be required taking into account current</p>	

<p>knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)</p>	
<p><b>Consultation:</b></p> <ul style="list-style-type: none"> <li>• authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</li> <li>• authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</li> <li>• other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</li> </ul>	<p>Consultation on Scoping Report October 2006. Response to comments received at Appendix 1. The Sustainability Report and the draft SPD are being published together for public consultation.</p> <p>Not considered necessary in the case of this SPD.</p>
<p><b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b></p>	<p>The Sustainability Appraisal report and consultation responses will be taken into account before the SPD is adopted.</p>
<p><b>Provision of information on the decision:</b> When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>• the plan or programme as adopted</li> <li>• a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>• the measures decided concerning monitoring (Art. 9)</li> </ul>	<p>Environmental and other relevant bodies and the public will be informed when the SPD is adopted.</p>
<p><b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	<p>The Sustainability Appraisal identifies a range of monitoring indicators which will be reported upon as part of the Annual Monitoring Report.</p>



**APPENDIX 3**

**LIST OF OTHER PLANS AND PROGRAMMES OF RELEVANCE TO THE SPD**

Plan, Policy or Programme	Key objectives and/or targets relevant to SPD and SA	Implications for SPD	Implications for SA
<b>National strategies (cont)</b>			
Planning Policy Guidance Note 3 - Housing	<p>Key Objectives include:</p> <ul style="list-style-type: none"> <li>- Meet housing requirements for the whole community</li> <li>- Provide wider housing opportunity</li> <li>- Provide sufficient housing land but give priority to reusing previously developed land, bringing empty homes back into use and converting existing buildings</li> <li>- Make more efficient use of land</li> </ul>	Need to reflect objectives in the SPD	Reflect objectives in SA Framework and subsequent appraisal
Consultation paper on a new Planning policy statement 3 'Housing'.	<p>Key objectives include ensuring that a wide choice of housing types is available, for both affordable and market housing, to meet the needs of all members of the community. Separate targets should be set for social-rented and intermediate housing where appropriate. Proposes changing the threshold for seeking affordable housing to 15 dwellings with different thresholds where this can be justified. Need for affordable housing must be balanced against viability of sites in their area. Presumption that affordable housing will be provided on the application site.</p>	Need to reflect in the SPD	Reflect in SA Framework and subsequent appraisal
Planning Policy Statement 7 – Sustainable Development in Rural Areas	A number of key principles are identified, including making provision for affordable housing to meet identified local needs.	Need to reflect in the SPD	Reflect in SA Framework and subsequent appraisal

Plan, Policy or Programme	Key objectives and/or targets relevant to SPD and SA	Implications for SPD	Implications for SA
Circular 6/98 - Planning and Affordable Housing	A community's need for affordable housing is a material planning consideration which may be taken into account in formulating policies and determining planning applications. Where there is evidence of need local planning authorities should seek an element of affordable housing. Seek affordable housing on sites of 25 dwellings or 1 Hectare, or 15 dwellings or 0.5 Ha in areas with a population of less than 3000.	Need to reflect in the SPD	Reflect in SA Framework and subsequent appraisal
Circular 05/2005 – Planning Obligations	Paragraphs B12 to B14 provide advice in respect of the use of planning obligations to secure the provision of affordable housing. Provision should normally be in kind and on site.	Need to reflect in the SPD	Reflect in SA Framework and subsequent appraisal
<b>Regional Strategies</b>			
Regional Spatial Strategy (RPG8)	Policies should seek a mix of dwellings in terms of size, type, affordability and location, to create inclusive communities which provide wide housing choice and opportunities. Regional target for provision of affordable housing of 3,950 dwellings per annum out of annual housing provision of 15,925 (i.e. 25%).	Need to reflect in the SPD	Reflect in SA Framework and subsequent appraisal

Plan, Policy or Programme	Key objectives and/or targets relevant to SPD and SA	Implications for SPD	Implications for SA
<b>Regional Strategies (cont)</b>			
Regional Housing Strategy 2004-10	<p>Overall objective “to ensure that the existing and future housing stock is appropriate to meet the housing needs of all parts of the community.”</p> <p>Policy 1 (Increasing the quantity and improving delivery of appropriate high quality affordable housing for all communities) states that “Where developments are the subject of a Section 106 planning obligation land should be provided at nil cost, fully serviced and free of contamination. The Housing Corporation will assist in ensuring early clarity of grant availability”.</p>	Need to consider in the SPD	Reflect in SA Framework and subsequent appraisal
<b>Sub-regional strategies</b>			
Leicestershire, Leicester and Rutland Structure Plan	Ensure the provision of appropriate housing to meet the needs of the people in the plan area;	Need to reflect in the SPD	Reflect in SA Framework and subsequent appraisal

Plan, Policy or Programme	Key objectives and/or targets relevant to SPD and SA	Implications for SPD	Implications for SA
<b>Local strategies</b>			
North West Leicestershire District Council Local Plan	<p>The broad aims of the Local Plan are:</p> <ul style="list-style-type: none"> <li>- Economic regeneration and diversification</li> <li>- Protection and improvement of the environment; and</li> <li>- Maintenance and development of social and community infrastructure.</li> </ul> <p>Policy H8 – where there is a demonstrable need for affordable housing the District Council will negotiate to secure the provision of an appropriate element of affordable housing as part of development proposals.</p> <p>Policy H12 – in exceptional cases development of affordable housing outside the Limits to Development will be allowed.</p>	<p>Need to reflect objectives in the SPD</p> <p>SPD will assist with implementation of this policy.</p> <p>SPD can assist policy by providing more information in respect of identified needs.</p>	<p>Reflect objectives in SA Framework and subsequent appraisal</p>
Social Inclusion Strategy 2005-08	<p>Principal themes of developing strong inclusive communities and embed Social Inclusion into Council's strategic aims, including enough decent and affordable housing.</p>	<p>Need to reflect objectives in the SPD</p>	<p>Reflect objectives in SA Framework and subsequent appraisal</p>
North West Leicestershire Community Strategy	<p>Four key themes including improving personal well being and creating an attractive place to live and work. The former includes ensuring an adequate supply of affordable housing.</p>	<p>Need to reflect objectives in the SPD</p>	<p>Reflect objectives in SA Framework and subsequent appraisal</p>

Plan, Policy or Programme	Key objectives and/or targets relevant to SPD and SA	Implications for SPD	Implications for SA
<b>Local strategies (cont)</b>			
Enough Decent Affordable Homes-Housing Strategy 2005 - 08	Identifies four key priorities, including increasing the supply of affordable housing.	Need to reflect objectives in the SPD	Reflect objectives in SA Framework and subsequent appraisal
2006 Housing Needs Assessment (Fordham Research)	Identifies net affordable housing requirement of 305 dwellings per annum. Suggests an overall target of 50% and a site threshold of 15 dwellings or more.	Consider as part of SPD	

**APPENDIX 4**

**BASELINE INFORMATION**

Topic	Indicator	Quantified information	Comparators and targets	Trend	Issues/constraints
Population and Human Health	Population	85,503 (2001 Census) Change of 6.13% 1991-2001	England grew by 4.43% 1991-2001.	Projected increase of 4.4% 2001-11 and 6.4% 2001-16.	Cumulative effects as increased population put strains on existing services, increase pressure for development and hence upon the environment. Not reversible within context of North West Leicestershire alone.
	Age Structure	At 2001 Census Under 16 19.7% 20-29 10.8% 30-59 44.2%	England and Wales Under 16 20.2% 20-29 12.6% 30-59 41.5%	Decrease in those below 30 ( between - 0.7% and - 2%)and increase for those above 30, particularly those in 60-74 age groups (+30% to 2011 and +39% to 2016) and 75+ ( +13.8% to 2016)	Current population ageing compared to national average. Projections suggest this will continue. Potential implications for service provision, including social, housing, and viability of community in long term. Not reversible in short/medium term.
	Household types	Percentage of single person households at 2001 Census 25.8%, couples with dependant children 23.5%, couples with no dependent children 25.8%.	Both region and national figures show more single person households (28.2% and 30.1%) and fewer couples with dependent children (21.7% and 20.8%) and couples with non-dependent children (26.2% and 24.1%)	2003 based projections suggest biggest increase in household types to 2026 in the East Midlands will be in single person households.	Cumulative effect with ageing population for issues such as social cohesion of district and future service provision. Household types partly as a result of age structure therefore unlikely to be reversible.
Material assets	Dwelling type	At 2001 Census 39.6% detached, 35.8% semi-detached, 18% terraced and 6.1% flats/apartments	East Midlands 32.2% detached, 36.3% semi-detached, 21.3% terraced and 9.8% flats/apartments	No trend available	Potential mismatch between existing stock and possible future requirements taking account of projected changes in population. Under occupation could become a problem (see comments later re occupation rates), but may also provide opportunity to create smaller dwellings from larger dwellings some of which could provide affordable housing.

Topic	Indicator	Quantified information	Comparators and targets	Trend	Issues/constraints
Material Assets	Housing tenure	As at 2001 Census 76.6% owner occupied, 16.1% rented from local authority or housing association and 4.7% privately rented.	Lower rate of owner occupation in East Midlands and England and Wales (72% and 68.9%) and higher levels of renting, both public and private.	Majority of new build since 2001 has been in private sector, therefore percentage owner occupation likely to have increased.	Whilst high owner occupation levels suggest a relatively prosperous district this masks problems of affordability as demand pushes prices up further. Reversible through an increased provision of affordable housing in the social rented sector to provide greater balance of tenure.
	House build rates	Average since 1996 of 441 dwellings per annum. Average build rate of affordable housing 1999-2005 of 27 dwellings per annum. <i>(Source – Annual Local Plan Monitoring Reports, NWLDC)</i>	Structure Plan requirement of 368 dwellings per annum.	Build rate decreased from 493 in 2001-02 to 410 in 2005/06. Projections to 2010 suggest continuing fall in build rate.	Falling build rates will be reflected across all sectors including affordable housing. Increasing build rates across the board beyond the scope of this SPD. However, new guidance will lead to increase in the number of affordable dwellings secured and hence built.
	Affordable housing needs	Housing Needs Assessment (2006) identifies an annual net affordable housing requirement of 305 dwellings.	None	2003/04 – 31 affordable dwellings built 2004/05 – 25	Together with house prices and incomes the lack of new provision exacerbating need for affordable housing. Potentially reversible to some extent by securing more affordable housing.
	Occupancy Rate	Fordham Research report (2006) suggests that about 44% of households are under occupied.	None	No trend available	Under occupancy represents a wasted resource. If households who are under occupying could move to smaller dwellings would thus release resource for other households. Linked to issue of dwelling types. Potentially reversible as part of general housing policies to secure greater mix of property types, including smaller dwellings.

Topic	Indicator	Quantified information	Comparators and targets	Trend	Issues/constraints
Material Assets	House prices	At second quarter 2006 average price £163,018 (Source – Land Registry)	East Midlands £156,243 England and Wales £199,184	Prices increased by 73% 2 <sup>nd</sup> quarter 2001-second quarter 2005 compared to 84% in East Midlands and 70% England and Wales	Unfavourable situation, potential social implications (e.g. increase homelessness), impact upon services (e.g. demand for social housing) and loss of young people unable to afford prices thus exacerbating predictions re age structure. Reversibility dependent upon wider housing market.
	Income	At April 2005 £32,100 (Source – CACI, 2005)	Not available	£31,771 at April 2003.	Whilst slight improvement in incomes the average income would, assuming mortgage multiplier of three times income, only provide mortgage of £96,300, about £65,000 less than average house price. Unfavourable and unlikely to improve.
Social	Deprivation	District ranked 195 <sup>th</sup> out of 354 (Source – Index of Multiple Deprivation 2004)	-		Relatively favourable situation masks pockets of deprivation in number of wards, especially Greenhill ward. Deprivation a cumulative effect of various factors. Reversible.

**COMPATIBILITY OF POLICY H8 AND SUSTAINABILITY APPRAISAL  
OBJECTIVES**

**Key**

- neutral/no link
- X Incompatible
- ✓ Compatible

Sustainability Appraisal Objectives	Policy H8	Comments
1 - To encourage sustainable economic growth.	-	
2 -To reduce disparities in economic performance	-	
3 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	-	
4 -To reduce Water Consumption	X	New housing development, of whatever type, is likely to increase the demand for water. However, use of mitigation measures could reduce or off-set this increased demand.
5 -To ensure that the housing stock meets the needs of all sections of the community	✓	Policy H8 seeks to ensure that affordable housing is provided as part of new developments thus helping to meet identified needs.
6 -To reduce the effect of traffic on the environment	X	New development could generate additional traffic. However, could be off-set or reduced by use of appropriate mitigation measures.
7 -To promote vibrant and viable settlements with access to services and facilities for all	✓	
8 -To improve the Health and Well Being of the District's Population	✓	
9 - To Promote Social Inclusion and Reduce Inequalities Across the District	✓	
10 -To reduce Crime and the fear of Crime	-	
11 - To increase Educational Attainment and Promote Lifelong Learning and Training	-	
12 -To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets	-	

<b>Sustainability Appraisal Objectives</b>	<b>Policy H8</b>	<b>Comments</b>
13 -To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces	-	
14 - To Maintain and Enhance the Districts - Biodiversity and Geodiversity	-	
15 -To reduce Flood Risk and Impact From Flooding	-	
16 -To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	X	New development has potential to increase pollution levels but could be reduced or off set by mitigation measures.
17 -To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	X	New development is likely to increase the demand for minerals and aggregates
18 - To reduce the District's contributions towards climate change	-	



**COMPATIBILITY OF SPD OBJECTIVES AND SUSTAINABILITY APPRAISAL OBJECTIVES**

SPD Objectives

SA Objectives

Key - Neutral/no link X Incompatible ✓ Compatible	To provide guidance to add to Policy H8 of the adopted Local Plan	To optimise the provision of affordable housing as part of new housing developments
1 - To encourage sustainable economic growth.	-	✓
2 -To reduce disparities in economic performance	-	-
3 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	-	-
4 -To reduce Water Consumption	-	-
5 -To ensure that the-housing stock meets the needs of all sections of the community	✓	✓
6 -To reduce the effect of traffic on the environment	-	-
7 -To promote vibrant and viable settlements with access to services and facilities for all	-	✓
8 To Promote Social Inclusion and Reduce Inequalities Across the District	-	✓
9 To reduce Crime and the fear of Crime	-	✓
10 To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets	-	-
11 To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces	-	-
12 To Maintain and Enhance the Districts Biodiversity and Geodiversity	-	-
13 To reduce Flood Risk and Impact From Flooding	-	-
14 To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	-	-
15 To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	-	-
16 To reduce the District's contributions towards climate change	-	-

**APPENDIX 7**  
**ASSESSMENT OF STRATEGIC OPTIONS**

Key + minor positive S= short term ++ major positive M = Medium 0 neutral term - minor negative L = Long term -- major negative ? uncertain	Options			
	Option1 Business as usual – no SPD (i.e. seek provision of affordable housing having regard to existing SPG)		Option2 Produce SPD	
Sustainability Appraisal objective	Impact	Comments	Impact	Comments
1 - To encourage sustainable economic growth.	- S,M,L	Failure to increase the supply of affordable housing above current levels may make it difficult for employers to attract potential employees.	+ S, ++ M,L	Increased provision of affordable housing will potentially help to attract employees. Impact will be greatest in medium and long term as will take time to deliver new dwellings.
2 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
3 -To reduce Water Consumption	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
4 -To ensure that the housing stock meets the needs of all sections of the community	+ S - M,L	Impact of existing SPG in medium and long term will be limited as becomes out of date, thus likely to constrain supply of affordable housing.	++ S + M ?	New SPD will enable supply of affordable housing to be increased, especially in the short term. Impact will become less through time as information becomes out of date.
5 -To reduce the effect of traffic on the environment	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
6 -To promote vibrant and viable settlements with access to services and facilities for all	+S 0 M,L	Provision of affordable housing will contribute towards creating more vibrant communities. However, limited impact as supply will not be increased from current levels.	++S +M,L	Increased provision of affordable housing will result in more positive impact upon this objective.
7 -To improve the Health and Well Being of the District's Population	0	Potential impact upon health issues limited as no increase in supply of affordable housing.	+ S,M 0 L	Increased supply of affordable housing will help those on low incomes which will in turn contribute to better lifestyle.
8 - To Promote Social Inclusion and Reduce Inequalities Across the District	0 S -M,L	Limited impact upon issue of housing poverty. In medium to long term backlog of need likely to worsen.	++ S + M ? L	Initial impact will increase the supply of affordable housing. Over medium to long term impact will be more limited.
9 -To reduce Crime and the fear of Crime	0		0	
10 -To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.

<b>Key</b> + minor positive S= short term ++ major positive M = Medium term 0 neutral - minor negative L = Long term -- major negative ? uncertain	Options			
	<b>Option1</b> Business as usual – no SPD (i.e. seek provision of affordable housing having regard to existing SPG)		<b>Option2</b> Produce SPD	
<b>Sustainability Appraisal objective</b>	<b>Impact</b>	<b>Comments</b>	<b>Impact</b>	<b>Comments</b>
<b>11 -To Maintain and Enhance the Quality of the District’s Landscape and townscape Character including public open spaces</b>	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
<b>12 - To Maintain and Enhance the Districts Biodiversity and Geodiversity</b>	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
<b>13 -To reduce Flood Risk and Impact From Flooding</b>	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
<b>14 -To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems</b>	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
<b>15 -To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.</b>	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
<b>16 - To reduce the District’s contributions towards climate change.</b>	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.



## APPENDIX 8

### SUMMARY OF ASSESSMENT OF POLICIES OF DRAFT SPD

Key to symbols used

++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral	?Uncertain
-------------------	------------------	------------------	-------------------	-----------	------------

Objective	Key Principles										Comments
	1	2	3	4	5	6	7	8	9	10	
1 - To encourage sustainable economic growth.	+	+	+	+	+	+	0	0	0	0	Provision of affordable housing to meet identified needs will benefit local economy by providing new housing opportunities for employees.
2 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD
3 -To reduce Water Consumption	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD
4 -To ensure that the housing stock meets the needs of all sections of the community	+	+	+	++	++	++	0	0	0	+	Increasing the amount of affordable housing will result in more people on lower incomes having an opportunity of a home. It will also widen the stock of housing available. Key Principles 4, 5 and 6 particularly important in ensuring that adequate provision is made for different types of affordable housing.
5 -To reduce the effect of traffic on the environment	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD
6 -To promote vibrant and viable settlements with access to services and facilities for all	0	+	+	+	+	+	+	+	+	0	A range of dwelling types which meet a range of needs will help to provide diverse and vibrant settlements.

Objective	Key Principles										Comments
	1	2	3	4	5	6	7	8	9	10	
7 -To improve the Health and Well Being of the District's Population	+	+	+	+	+	0	0	0	0	0	Increased the provision of affordable housing will potentially help to improve the lifestyle of those in need
8 - To Promote Social Inclusion and Reduce Inequalities Across the District	+	+	+	+	+	+	+	+	++	0	Increased provision of affordable housing could potentially contribute towards creating more inclusive communities. However, care needed to ensure that such dwellings are not distinguishable from open market housing and that they are spread around a development.
9 -To reduce Crime and the fear of Crime	0	0	0	+	+	+	+	+	++	0	Provision of affordable housing will potentially assist in creating more vibrant and safer community. However, care needed in design and layout to ensure that anti social issues do not arise. These are addressed in Key Principle 9
10 -To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD

Objective	Key Principles										Comments	
	1	2	3	4	5	6	7	8	9	10		
11 -To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces	0	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD
12 - To Maintain and Enhance the Districts Biodiversity and Geodiversity	0	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD
13 -To reduce Flood Risk and Impact From Flooding	0	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD
14 -To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	0	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD
15 -To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	0	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD
16 - To reduce the District's contributions towards climate change.	0	0	0	0	0	0	0	0	0	0	0	New development may impact upon this objective but not a matter to be considered as part of this SPD

