



affordable housing



Local Development Framework





Affordable Housing Supplementary Planning Document

Final Sustainability Appraisal
and
Strategic Environmental Assessment

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Non Technical Summary

1. This is the Sustainability Appraisal Report for the Affordable Housing Supplementary Planning Document (SPD). This SPD provides additional guidance on two policies in the Warwick District Local Plan – Policies SC11 and RAP4.
2. The purpose of a Sustainability Appraisal (SA) is to promote sustainable development by taking into account the social, economic and environmental effects of all planning policies. The procedures for carrying out SA's in relation to planning policy documents are set out in government guidance.
3. An important consideration in the Sustainability Appraisal of this SPD is that the SPD expands upon two Local Plan policies which have, themselves, already been the subject of a SA. Thus, the SA in respect of this SPD concentrates on the additional advice and guidelines included within it rather than the parent policies in the Local Plan.
4. There are two main stages in the preparation of an SA. The first stage is the production of a **Scoping Report** which sets out of the scope of, and framework for, the Sustainability Appraisal. The Scoping Report for this SPD was issued for consultation in November 2006¹. The second stage is the production of this report, the **Sustainability Appraisal Report**, initially in draft form for consultation purposes.
5. The Scoping Report sets out the **Sustainability Framework** within which the appraisal will take place. This includes the wider policy framework for sustainable development (such as government policy), the overall objectives of sustainable development and some "baseline" information on the current state of the District. From a trawl of the aims and objectives of the wider policy framework, it is possible to identify the main issues, or aims, in relation to the particular policy document and any possible problems or conflicts.
6. The **Sustainability Issues**, or aims, in relation to the Affordable Housing SPD are identified as follows:
 - Homes in the Right Places
 - Homes to Meet Current and Future Needs
 - Homes of High Quality Designs in Attractive Environments
 - Homes Built to a High EcoHomes and Space Standards
 - Safe and Inclusive Living Environments
 - Well Planned, Managed and Delivered Affordable Homes
7. Possible problems or conflicts identified in the Scoping Report included the issue of providing homes both to a high standard and with affordable occupation costs whilst at the same time trying to keep costs down so that sufficient homes can be provided of the right type, size and tenure.
8. The actual appraisal process itself (the second stage) proceeds alongside the preparation of the SPD. It involves testing the aims of the SPD, and any policy options, against the Sustainability Objectives. Where there is likely to be conflict with the Sustainability Objectives, the SA should describe how these will be dealt with.
9. There are 17 **Sustainability Objectives** and they fall into 4 categories:
 - Sustainable Consumption and Production

¹ Sustainability Appraisal and Strategic Environmental Assessment for SPDs on Parking, Affordable Housing and Open Space: Scoping Report. November 2006.

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- Natural Resource Protection and Environmental Enhancement
 - Climate Change and Energy
 - Sustainable Communities
10. The Sustainability Appraisal found few conflicts between the aims of the SPD and the Sustainability Objectives. In the main these included the link between more new housing and increased generation of waste and carbon emissions. There was some conflict between the provision of homes in the rural area with the aims of reducing the need to travel, promoting the use of sustainable transport and increasing access to services.
 11. Two Options are appraised in this Sustainability Appraisal:

Option 1: Prepare an SPD
Option 2: Rely on the Local Plan Policies and Government Guidance
 12. Each option is assessed for positive, negative and neutral effects against the Sustainability Objectives. Both options performed well, with only potential secondary negative effects, although Option 1 performed slightly better. This was largely because the additional guidance provided by an SPD would help ensure the provision of a greater number of affordable homes, homes of the right type, size and occupation cost to meet needs and affordable homes built to a higher standard.
 13. Local Plan **Policy SC11** sets out the broad principles which govern the provision of affordable housing. The SPD would set out more detailed guidance on each of these principles, for example, assessing the viability of developments; the requirement in terms of the minimum site size; applying the proportion of affordable homes; the way in which the affordability of homes will be assessed; the types of homes most in need and the best ways in which to ensure the effective delivery of the homes. It also set out minimum standards for the design of the affordable homes based on Housing Corporation standards. The appraisal exercise concludes that the application of the local plan policy by itself would be effective in straight forward cases. However, few housing schemes are straight forward and the SPD would be able to add clarity to the principles in order to ensure the more effective implementation of the policy. By setting down the design standards for new affordable homes, the policy would help to ensure developments of good quality internal and external design which add to the local townscape with homes which are efficient and affordable to run into the long term. A potential negative effect of the SPD might be the impact of the requirements on the cost of the homes and hence the viability of the development.
 14. Local Plan **Policy RAP4** sets out comprehensive advice on rural exception schemes. Additional advice in the SPD would give more detailed guidance on the local needs survey, define more clearly the acceptable size of developments and interpret “local connection” to the village/parish in question. This may lead to greater understanding of rural exception schemes and a better prospect of the homes being occupied by someone with a genuine local connection. Since most rural exception schemes receive Housing Corporation funding, the homes will normally be built to a high standard without the need for a specific requirement in the SPD.
 15. Following the appraisal of the two options, the SA examines the potential secondary negative effects of producing an SPD and ways in which these effects can be addressed. Potential secondary negative effects largely relate to the potential effect on development costs of setting down more detailed requirements on the type, size, affordability and design of the homes.
 16. In general, the Council takes the view that residential land value should reflect the need to provide affordable housing to a high standard – particularly since this is now a government priority. However, the SPD should acknowledge the fact that there are occasions when site constraints do not become apparent until a relatively late stage in the planning process. An element of flexibility will be required in the SPD to take development costs into account when negotiating for affordable housing, provided these can be fully justified. The SPD should then set out the way in which it will consider alternative contributions in exceptional circumstances.
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17. In terms of design standards for affordable housing, these have the potential to increase building costs. The funding of affordable housing schemes is particularly complex. There will inevitably need to be a balance between numbers and types of affordable homes and the costs of providing them. In general this will be the subject of negotiation between the affordable housing provider, the developer and the Council. There are no prescriptive rules and an element of flexibility will be essential.
18. The Council will also be able to mitigate against the potential non-viability of developments by ensuring that developers are aware of their obligations at an early stage. The Council currently produces a "Guidance for Developers" document and aims to produce a "Developers' Pack" which will include all the material relevant to the provision of affordable housing in the District.
19. The SA sets out the ways in which the Council will monitor the sustainability effects of implementing the SPD. The Council has set up a system of monitoring the "baseline data" on an annual basis and this information is published in an Annual Monitoring Report. Another annual document, the Housing Monitoring Report, includes information on, and analysis of, housing development in the District over a twelve month period.
20. Finally the SA sets out the results of the consultation period on the Draft SA. The majority of representations related to matters of detail or the need for clarification. However, one representation highlighted the fact that the mixed communities aspect of the SPD had not been included in the Scoping Report. This was because, following the consultation on the Scoping Report, the Government issued PPS3 which advised local authorities to include guidance in local development documents on the types of households likely to be in need of homes in the future. The Council, mindful of the fact that the SPD could be challenged on this point, deleted the Mixed Communities chapter from the SPD. In order to align the Sustainability Appraisal with the Scoping Report, the mixed communities element of the SA was also deleted since, without inclusion in a Scoping Report, it would be contrary to the SEA Directive.

1. Introduction

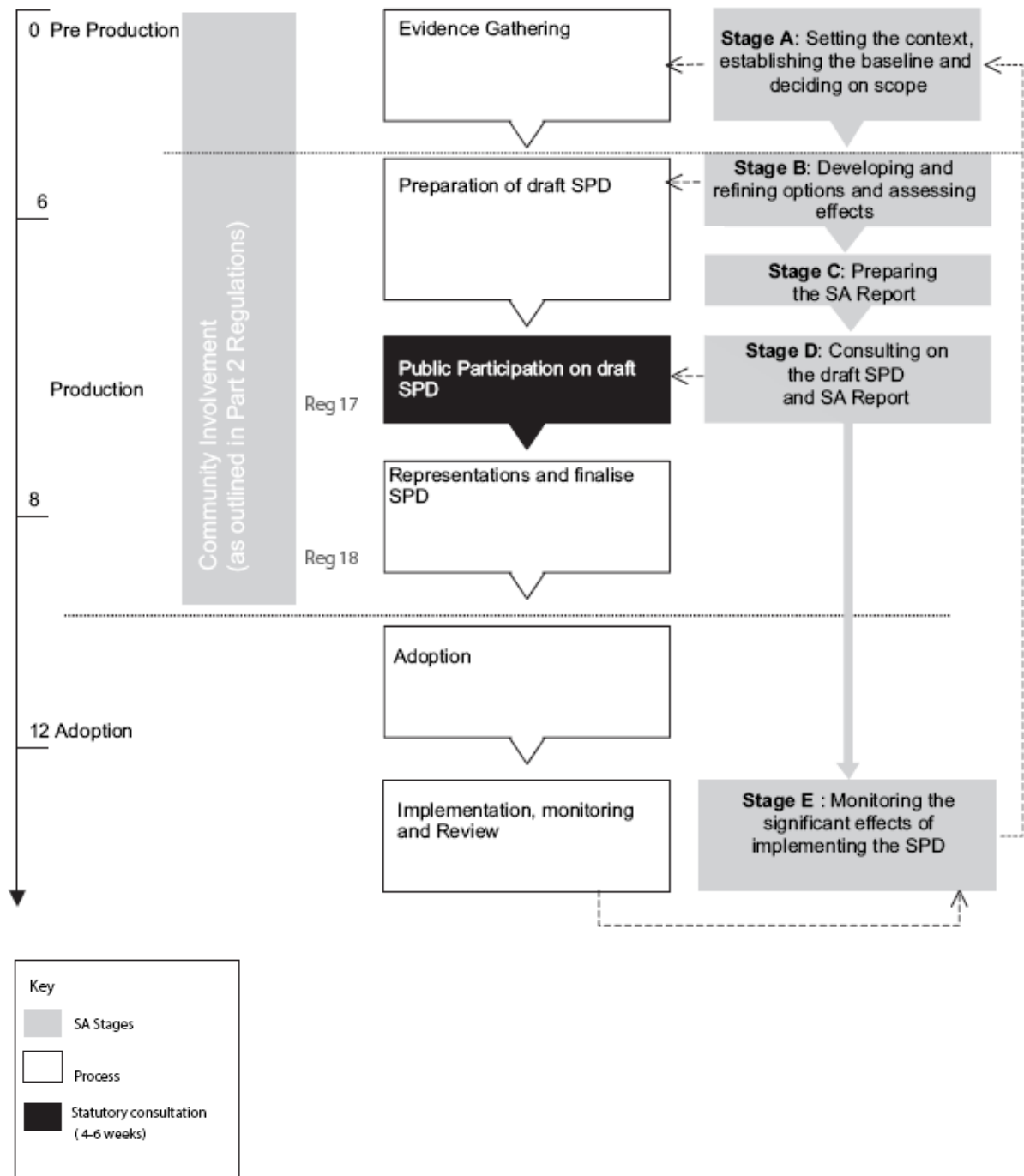
- 1.1 This is the Final Sustainability Appraisal Report for the Affordable Housing Supplementary Planning Document (SPD). This SPD provides additional guidance on two policies in the Warwick District Local Plan:
- Policy SC11 Affordable Housing
 - Policy RAP4 Providing Rural Affordable Housing
- 1.2 The purpose of a Sustainability Appraisal (SA) is to promote sustainable development by taking into account the social, economic and environmental effects of all planning policies. The procedures for carrying out SA's in relation to planning policy documents are set out in government guidance.
- 1.3 An important consideration in the Sustainability Appraisal of this SPD is that the SPD expands upon two Local Plan policies which have, themselves, already been the subject of a SA. Thus, the SA in respect of this SPD concentrates on the additional advice and guidelines included within it rather than the parent policies in the Local Plan.

Applying Sustainability Appraisal to Supplementary Planning Documents

- 1.4 Supplementary Planning Documents are described in government guidance as documents which *"provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination."*²
- 1.5 It is the Government's aim that all SPDs should be undertaken following a set procedure with at least a minimum standard of consultation. As part of this procedure there is a requirement to carry out a Sustainability Appraisal of the SPD and for this to be done in a set way alongside the preparation of the SPD. This is set out in the following figure.

² Source: Creating Local Development Frameworks: A Companion Guide to PPS12, ODPM 2004, glossary, page 143.

Figure 1: The SPD Preparation Process



1.6 **Appendix B** sets out more detail on the various stages of the sustainability appraisal and how they are incorporated into the SPD process.

1.7 **Stage A** of the SA Process involves the production of a **Scoping Report** setting out the context, baseline and scope of the exercise. The Scoping Report for this SPD was a joint Scoping Report for SPDs on parking, affordable housing and open space. It was published for consultation in November 2006 and is available on the Council's web site via the following link:

http://www.warwickdc.gov.uk/NR/ronlyres/5A6C2EBC-90F0-4571-8ECD-80D9FFADC208/0/SA_Web_version.pdf

- 1.8 The information from the scoping exercise is also set out in this report in Sections 2-4. **Appendix A** outlines the responses to the consultation exercise.
- 1.9 The next stage of the SA Process, **Stage B**, involves developing and refining the options and assessing the effects. This is covered in this report in Sections 5 - 8. **Stage C** is the preparation of this **SA Report** and **Stage D** involves consultation on both the Draft SPD and this SA Report.

How the SA Meets Government Regulations

- 1.10 The regulations state that local authorities should demonstrate how these different stages have been carried out in accordance with government regulations. The following Table, therefore, shows how the remainder of this report is set out and the paragraphs in which the relevant stages are addressed.

Table 1 How this Report Meets Government Regulations

Report Section	Title and contents	Relevant SA Stage (See Appendix B) and Para. Nos.
2	Policy Context This section gives a short background to the policy context that provides a framework for the SPD.	A1* 2.1 – 2.2 and Appendix C
3	Baseline information This sets out the baseline of information against which the Sustainability Appraisal objectives will be assessed.	A2* 3.1 – 3.3
4	Sustainability Issues This section sets out the key sustainability issues and problems that have been identified relating to the SPD.	A3* 4.1 - 4.27
5	Sustainability Appraisal (SA) Framework This sets out the framework by which the Sustainability Appraisal will be carried out.	A4* 5.1 – 5.6 and Appendix D
6	Testing the SPD objectives against the SA Framework This section considers how compatible the objectives set out in the SPDF are with those set out in the SA Framework.	B1 6.2 - 6.5 and Table 4
7	Developing options and appraising their effects This section considers various options that the SPD could adopt, and appraises these against the SA Framework.	B2 7.2 - 7.10 B3 7.11 - 7.17 B4 7.18 - 7.26 and Appendix E
8	Mitigation and monitoring	B5 8.2 - 8.6 B6 8.7 - 8.11
9	How to comment	9.1 - 9.3
* See also the Scoping Report referred to in paragraph 1.6		

2. Policy Context

- 2.1 The policy context for the Sustainability Appraisal includes all relevant public policies and programmes from international level down to local level. They include policies such as the UK Sustainable Development Strategy, government planning policy statements and the Local Plan itself. Many of these include specific objectives which should be taken into account in assessing the policies and advice in the Draft SPD.
- 2.2 A full review of relevant plans, policies and programmes for this SPD is contained in the Scoping Report and is reproduced here in **Appendix C**.

3. Baseline Information

- 3.1 Baseline information consists of a set of statistics about economic, social and environmental conditions in Warwick District. They help identify existing problems in the area and, by continually updating them, we are able to monitor whether or not situations are improving.
- 3.2 Warwick District Council routinely reviews and updates these statistics. It reports and publishes all the information in the Annual Monitoring Report³ which appears on the Council's website at:
- <http://www.warwickdc.gov.uk/WDC/Environment+and+planning/Planning/Annual+Monitoring+Report.htm>
- 3.3 For the purposes of the SA Report, this baseline data has been used along with the findings from the following Housing Needs Assessments:
- Joint Housing Assessment for South Warwickshire 2006; and
 - South Housing Market Area Housing Assessment 2007

Short summaries of the findings of these Assessments, and other relevant studies, is given in Chapter 3 of the SPD.

³ The baseline information is contained in Table 3 of the Scoping Report and Appendix 2 to the Annual Monitoring Report (pp 55 – 82).

4. Sustainability Issues

Introduction

- 4.1. The sustainability issues are derived from a trawl of the aims and objectives of the various plans and programmes as set out in **Appendix C**. These will determine the main issues to be addressed by the SPD.

Identification of issues

- 4.2 At the forefront of aims and priorities at international, national, regional and local levels is the need for sustainable communities. These are defined as:
- places where people want to live and work now and in the future
 - places that meet the diverse needs of existing and future residents
 - places that are sensitive to the environment
 - places that contribute towards a high quality of life
 - places that are safe and inclusive
 - places that are well built and run, and offer equality of opportunity and good services for all
- 4.3 This definition of sustainable communities includes 6 main issues in so far as the provision of affordable housing is concerned. These are discussed below.

Homes in the Right Places

- 4.4 It is essential that homes are built in places where there is a need and where people want to live. The spatial policies in the Local Plan will largely determine this but the SPD should ensure that where opportunities arise for affordable houses to be built, the right types of homes are provided in terms of size, type and affordability. Homes should be provided close to services, public transport and also close to jobs in order to support economic growth.
- 4.5 The SPD should set out ways in which the housing needs of the rural areas can be met in line with national, regional and local plan policy.

Homes to Meet Current and Future Needs

- 4.6 The Housing Assessment 2006 identifies a need for affordable housing which is well in excess of even the total housing requirement. The Council's aim is more realistic – to provide 100 affordable homes a year. The SPD should aim to maximise the number of new affordable homes in order to meet as much of this predicted need as possible.
- 4.7 The SPD should ensure the provision of a range of accommodation of different types taking into account the needs identified in the housing needs assessments and the report into the Housing Needs of Black and Minority Ethnic Groups. Likely future needs should also be considered and communities should be consulted on all developments. This will help meet the aims of mixed and balanced communities and reduce social exclusion.
- 4.8 There will be a need to ensure that the affordable homes provided are of sufficient size to support young couples/ families as their requirements for living space increases, so maintaining stable communities. The provision of homes to lifetime standards will also enable people to stay in their homes longer.
- 4.9 The need to ensure affordable homes are available in perpetuity will be an important issue for the SPD.

Homes of High Quality Design in Attractive Environments

- 4.10 The ways in which affordable homes are provided may affect the overall design. For example, it may be preferable for the homes to be provided by the developer using the same design and materials as the larger development. The SPD should consider the extent to which it is preferable to “pepper pot” the affordable homes around the development, particularly in larger developments.
- 4.11 Open space provision, as well as layout and design, can contribute towards attractive environments.

Homes Built to a High Energy Efficiency and Space Standards

- 4.12 Homes which are sensitive to the environment in a variety of ways are an essential component of a sustainable community. The Government’s Code for Sustainable Homes will replace the BREEAM EcoHomes standards in 2008. The government is likely to amend the Building Regulations in line with their targets for the carbon emission standards of new homes. In the affordable housing sector, the energy efficiency of new homes is particularly important as it affects affordability in terms of the running costs of the property.
- 4.13 The Housing Corporation’s design and space standards for affordable homes⁴ are a normal requirement for affordable housing developments which attract grant funding. However, as with improved energy standards, there are cost implications.

Safe and Inclusive Living Environments

- 4.14 The Council encourages developers to consider “Secure by Design” standards for new housing developments. Homes which receive Housing Corporation Grant need to have regard to the standards. In schemes not in receipt of grant, only rented accommodation will be required to meet the standards. Whilst it is recommended that all homes meet “Lifetime Homes” standards, this is not a requirement of all schemes.
- 4.15 Inclusive living environments should ideally include a range of types and tenures of homes with well-designed communal open spaces and access to facilities. Some of these aspects of a housing development are outside the scope of this SPD.

Well Planned, Delivered and Managed Affordable Homes

- 4.16 The effective planning, delivery and management of homes is essential to the creation of sustainable communities.

Identification of Problems/ Conflicts**Homes in the Right Places**

- 4.17 Affordable Housing provided through the planning system is largely provided within private housing developments. It is not always possible, therefore, to provide affordable housing in the places where it is most needed. This applies particularly in the rural areas where the availability of sites for rural exception housing is extremely limited.
- 4.18 Fortunately, most locations in the District are “sustainable” in terms of proximity to services, transport and jobs so that the suitability of sites in terms of proximity to services will not be an issue.

Homes to Meet Current and Future Needs

⁴ Design and Quality Standards. Housing Corporation. April 2007

- 4.19 The South Warwickshire Housing Assessment (Warwick Report) 2006 sets out the current need for affordable housing and analyses projections of future household sizes. Need is generally widespread across the District and is proportionate to population. The number of affordable homes which can be provided under local plan policies will, however, largely be determined by the number, sizes and types of private development sites which come forward.
- 4.20 The Housing Assessment provides details of the types and tenure of homes which are required but in practice the nature of the site can limit the types of homes which can be provided. Since rented homes require more subsidy, cost will play a large part in determining the types of homes which are provided.
- 4.21 In the rural area, the provision of affordable housing to meet local needs will largely depend upon the will of the community to support an affordable housing development and the availability of a suitable site. Outside of the Limited Growth Villages, exception site schemes will need to be backed up by evidence of need and this will require the co-operation of the community in carrying out a Housing Needs Survey.

Homes of High Quality Design in Attractive Environments

- 4.22 The provision of high quality design in attractive environments will be achieved through the implementation of other local plan policies. With regard to affordable housing, the Council works closely with partner Registered Social Landlords who share the aim of providing good quality developments.
- 4.23 There may be conflict between the aim of meeting needs in terms of numbers of affordable homes and the need for public open space provision within the developments to be provided through Section 106 Agreements.

Homes Built to High Energy Efficiency and Space Standards

- 4.24 The Government's aim to improve minimum energy standards for all new homes, in order to reduce carbon emissions, may conflict with the aim of maximising the number of affordable homes. Higher standards inevitably lead to higher unit costs.

Safe and Inclusive Living Environments

- 4.25 Safe and inclusive environments will largely be obtained through the implementation of other policies in the local plan. The SPD will need to balance a requirement for schemes to meet "Secure by Design" and "Lifetime Home" standards against the need to keep unit costs at a level at which a reasonable number of homes can be provided.

Well Planned, Delivered and Managed Developments

- 4.26 The Council's Joint Commissioning Partnership will help ensure that many of the above aims are delivered in affordable housing developments. The Partnership ensures that best use is made of the available resources and that homes are well managed in the future. Local communities are consulted on proposals for affordable homes to ensure that they meet their needs. The SPD should aim to ensure that current working arrangements continue to deliver sustainable communities. The Council is committed to reviewing the Guidance for Developers to ensure that developers are aware of the Council's requirements in respect of affordable housing.

5. Sustainability Appraisal Framework

Introduction

- 5.1 The Sustainability Appraisal Framework provides a way in which the sustainability effects of a particular policy document, such as the SPD, can be identified, analysed and compared. It is central to the SA process.
- 5.2 Government guidance recommends that SA Frameworks consist of **sustainability objectives** which, where practicable, may be expressed in the form of targets, the achievement of which is measurable using indicators. Objectives and indicators can be revised as baseline information is collected and sustainability issues and problems are identified, and can be used in monitoring the implementation of the SPD.
- 5.3 The Sustainability Appraisal Framework that is being used for this SPD has been developed for application to the Council's Local Development Framework in general, and in particular for three SPDs currently being prepared relating to mixed communities and affordable housing; open space; and vehicle parking standards. It is an updated version of the Sustainability Appraisal Framework developed for the Warwick District Local Plan.
- 5.4 The full Sustainability Appraisal Framework is set out in **Appendix D**. It comprises of a set of **objectives**, key **questions** and **indicators**.

Sustainability Objectives

- 5.5 The Sustainability objectives reflect the wider social, economic and environmental objectives of the Council's Local Development Framework. They are distinct from the objectives of the SPD, though they may in some cases overlap with them. They provide a way of checking whether the SPD objectives are the best possible ones for sustainability and as a yardstick against which the social, environmental and economic effects of a plan can be tested.
- 5.6 The Sustainability Objectives are divided into four broad **themes**. The themes and associated objectives are set out in Table 2 below.

Table 2: Sustainability Appraisal Themes and Objectives

SA Theme	SA Objective
Sustainable consumption and production	1. To promote a strong and stable economy and prosperity for the benefit of all the district's inhabitants 2. To promote the use of sustainable transport options (i.e. walking, cycling, public transport) 3. To reduce the need to travel 4. To reduce the generation and disposal of waste and encourage the use of recycled materials where possible
Natural resource protection and environmental enhancement	5. To encourage the prudent use of natural resources <i>(nb. energy sources are covered separately – see climate change section, objectives 11 and 12)</i>

SA Theme**SA Objective**

6. To protect and enhance the natural environment, including habitats, species and inland waters
7. To maintain and enhance the quality of landscapes and townscapes
8. To encourage safe, well-designed, high quality developments that enhance the built environment
9. To protect and enhance the historic and cultural environment
10. To minimise air, water, soil, light and noise pollution levels and create good quality air, water and soils

Climate change and energy

11. To minimise the district's contribution to the causes of climate change by:
 - increasing the proportion of energy generated from renewable and low carbon sources
 - reducing emissions of greenhouse gas emissions
12. To ensure planning and development takes account of predicted climate change including flood risk

Sustainable communities

13. To meet the housing needs of the whole community by enabling the provision of decent and affordable housing for all, of the right quantity, type, size and tenure
14. To protect, enhance and improve accessibility to local services and community facilities
15. To improve health and well being
16. To reduce poverty and social exclusion
17. To reduce crime, fear of crime and antisocial behaviour

6. Testing the SPD Objectives against the SA Framework

Introduction

- 6.1 The SPD Objectives are derived from the Local Plan policies which the SPD is intended to support. They are tested against the SA Objectives outlined in the previous section. Since the Local Plan policies have themselves already been the subject of a sustainability appraisal it is to be expected that few conflicts would come to light.

The SPD Objectives

- 6.2 The objectives of the Affordable Housing SPD are as follows:

Table 3 SPD Objectives

<ol style="list-style-type: none"> 1. To ensure the provision of a mix of market and affordable housing on all appropriate housing development sites 2. To ensure the affordable housing provided meets identified needs 3. To ensure that the affordable housing provided is genuinely affordable in perpetuity 4. To ensure the provision of affordable housing to a high standard of design and energy efficiency 5. To ensure the effective delivery and subsequent management of the affordable homes making full use of available funding streams 6. To encourage the provision of small groups of affordable homes to meet rural needs

Testing the SPD Objectives against the SA Framework

- 6.3. The SA objectives reflect the wider social, economic and environmental objectives of the Council's Local Development Framework. The SPD objectives focus on what is being sought through the introduction of the Affordable Housing SPD.
- 6.4 Table 4 shows that the majority of SA objectives and SPD objectives are either compatible with each other or have no interrelationship (shown as neutral). However, for some combinations of objectives there are potential incompatibilities.
- 6.5 The main potential incompatibilities are as follows:

- **SPD Objectives 1-6 versus SA Objective 4**
There is a potential conflict between all the SPD Objectives and SA Objective 4 concerning the reduction of waste generation and waste disposal and the encouragement of recycling.

The conflict is that any additional homes will increase waste generation and waste disposal. However, this is not sufficient reason not to build any more houses.

- **SPD Objective 6 versus SA Objectives 2, 3 and 14**

Local Plan policies generally direct new housing development to the more sustainable locations within the towns. This is because in towns there is a range of services, jobs and public transport thus reducing the need to travel long distances by car on a daily basis. In the rural area, the Local Plan generally directs new housing to those villages with a basic range of facilities and public transport services to towns. However, it is recognised that in other less sustainable villages there may be people who have a local connection to the area who wish to stay there. The Local Plan therefore allows for small housing developments of affordable housing to meet these needs. There is a potential conflict, however, with the aims of reducing the need to travel and promoting sustainable transport. This is because people living in these villages will inevitably need to travel to the towns for a number of services and will inevitably be more dependent upon the car. There is also a potential conflict with the aim of increasing accessibility to local services and community facilities. However these potential conflicts are partly offset by the fact that, by helping local people to stay living in their home villages, this leads to more stable and sustainable rural communities.

Table 4: SPD and SA Objectives Compatibility Matrix

SPD Objectives (columns): Sustainability Appraisal Objectives (rows):	1 Mix of housing – market and affordable	2 Affordable housing to meet identified needs	3 Affordability in perpetuity	4 Affordable housing built to high standards	5 Effective delivery & management of affordable housing	6 Affordable homes to meet rural needs
1. Promote a strong & stable economy and prosperity for all the district's inhabitants	compatible	compatible	compatible	compatible	compatible	compatible
2. Promote the use of sustainable transport	neutral	neutral	neutral	neutral	neutral	potential conflict
3. Reduce the need to travel	neutral	compatible	compatible	neutral	neutral	potential conflict
4. Reduce the generation & disposal of waste and encourage use of recycled materials	potential conflict	potential conflict	potential conflict	potential conflict	potential conflict	potential conflict
5. Encourage prudent use of natural resources (energy sources covered separately)	neutral	neutral	neutral	neutral	neutral	neutral
6. Protect & enhance the natural environment including habitats, species and inland waters	neutral	neutral	neutral	neutral	neutral	neutral
7. Maintain & enhance the quality of landscapes & townscapes	Neutral	neutral	neutral	compatible	compatible	compatible
8. Encourage safe, well-designed, high quality developments that enhance the built environment	neutral	neutral	neutral	compatible	compatible	neutral
9. Protect & enhance the historic & cultural environment	neutral	neutral	neutral	compatible	compatible	neutral
10. Minimise air, water, soil, light & noise pollution & create good quality air, water & soils	neutral	neutral	neutral	neutral	neutral	neutral
11. Minimise climate change by reducing emissions of greenhouse gases and increasing use of renewable/low carbon energy sources	neutral	neutral	neutral	compatible	neutral	neutral
12. Ensure planning & development takes account of predicted climate change including flood risk	neutral	neutral	neutral	compatible	neutral	neutral
13. Meet housing needs through provision of decent and affordable housing	compatible	compatible	compatible	compatible	compatible	compatible
14. Protect, enhance & improve accessibility to local services & community facilities	neutral	neutral	neutral	neutral	neutral	potential conflict
15. Improve health & well being	compatible	compatible	compatible	compatible	compatible	compatible
16. Reduce poverty & social exclusion	compatible	compatible	compatible	compatible	compatible	compatible
17. Reduce crime, fear of crime & anti-social behaviour	neutral	neutral	neutral	compatible	neutral	neutral

7. Developing Options and Appraising their Effects

Introduction

- 7.1 This stage of the SA process involves the appraisal of different options in terms of SPD Policy. The purpose of this is to ensure that the policies to be adopted are those which perform best in relation to the SA Objectives. Where unavoidable negative effects are identified, it may be possible to consider ways in which these can be circumvented or reduced.

Developing Options

- 7.2 The options to be appraised need to be sufficiently distinct in order to make meaningful comparisons in terms of the extent to which they meet the SA Objectives.

- 7.3 In the case of this particular SPD, no new policies for affordable housing are proposed as these are already set out in Local Plan Policies SC11 and RAP4. The SPD will simply provide more detailed guidance on the way in which these policies will be interpreted and implemented.

- 7.4 Government guidance on preparing Sustainability Appraisals for SPDs states that:

“Given the duty under the Act on those preparing a SPD to contribute to sustainable development, it is essential for it to set out to improve on the situation which would exist if there were no SPD. It should also aim to improve on the effects of implementing the existing parent DPD policy or ‘saved plan policy’ (in our case, the Local Plan policies). To test this, options considered often include scenarios termed ‘no plan’ or ‘business as usual’.”

- 7.5 The Council considers that this is the most appropriate course of action to appraise the SPD and, therefore, two options are appraised, namely:

Option 1: Prepare an SPD on Affordable Housing

Option 2: Rely upon Local Plan policies and Government guidance

Option 1: Prepare an SPD

- 7.6 This Option is assessed on the basis that greater guidance and clarity is given in respect of the Local Plan Policies SC11 and RAP4.

- 7.7 Policy SC11 requires 40% of homes to be affordable on sites of 10 or more in the urban areas and sites of 3 or more in rural areas. It includes additional requirements on meeting need, affordability, provision on site, tenure, availability in perpetuity and the involvement of the Council’s partner Registered Social Landlords. The SPD would expand upon issues such as assessing the viability of sites; the types of homes to be provided; how to ensure the occupation costs are affordable; guidance on design and the location of the homes within the site; applying for permission; grant funding; working with Registered Social Landlords; and planning agreements.

- 7.8 Policy RAP4 sets out the requirements for rural exception schemes. These include the evidence of local need; the siting and scale of the development; tenure and affordability; and availability in perpetuity. The SPD would give further guidance on carrying out a needs survey; the definition of local needs; how an appropriate size of development would be assessed; tenure; housing costs; grant funding and planning agreements.

Option 2: Rely upon Local Plan Policies and Government Guidance

- 7.9 In this Option, the Local Plan policies would be implemented without further guidance on issues outlined above in paragraphs 7.6 to 7.8. Government guidance in PPS3 sets out broad policy and further guidance is contained within the accompanying report “Delivering Affordable Housing”. However, these guidance documents apply nationally and do not cover the particular circumstances in Warwick District.

Appraising the Options

Testing the Effects of the Options

- 7.10 The two options are assessed against the 17 sustainability objectives. Within each option, the effects on sustainability are considered in relation to the two relevant Local Plan policy issues:
- SC11 (Affordable Housing)
 - RAP 4 (Providing Rural Affordable Housing)
- 7.11 In each case the short, medium and long term effects are considered, together with secondary, cumulative and synergistic effects.
- 7.12 Secondary (or indirect) effects are those that don't arise directly as a result of the SPD but that occur elsewhere from the main effect or as the result of a chain of events or impacts. An example might be if more affordable homes are provided it may stimulate the economy by leading to a more balanced labour supply.
- 7.13 Cumulative effects arise, for example, where several developments each have minor or insignificant effects but where together they have a significant effect, or where several individual effects have a combined effect. An example would be where a number of small developments of flats are provided and the combined impact is a failure to meet the demand for family homes.
- 7.14 Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity. In residential terms this might be a situation where the effect of a new housing development is to suddenly create a situation where a local school is full to capacity.
- 7.15 The following symbols are used to demonstrate a positive/negative effect:
- ++ Strong positive
 - + Positive
 - = Neutral
 - Negative
 - Strong negative
- 7.16 The full assessment is set out in **Appendix E** in Table E1 (Assessment of Option 1) and Table E2 (Assessment of Option 2).

Option 1: Prepare SPD

- 7.17 This option performs well against the sustainability criteria with no significant negative effects. It performs more strongly than Option 2. This is largely because the additional SPD guidance will probably lead to more affordable homes being provided; homes which are more likely to meet the identified needs of the District; and homes built to a higher standard.

- 7.18 Firstly, the number of affordable homes. In relation to Policy SC11, the SPD would set out clearly the exceptional circumstances when an alternative contribution, instead of affordable homes on the site, would be considered. It would make clear that where the viability of a site was questioned, this would have to be proven by the developer. Negotiations would then take place, firstly, to reconsider the mix/type/tenure of the homes and then, as a last resort, a financial contribution may be considered. The SPD would also give guidance on situations where the size of the site/contribution was in question, for example whether two adjacent sites should be considered as one and where subsequent amendments to a scheme lead to a greater total number of homes on the site. The clarification of such circumstances may well lead to the provision of more affordable homes. The SPD guidance on RAP4 would be unlikely to lead to more homes.
- 7.19 Secondly, the types of homes. Policy SC11 states that affordable homes should meet the identified needs as set out in the latest needs assessment. The SPD would examine these needs and set out clearly the priority for new affordable homes in terms of type, size and tenure. For example, the SPD would set out the need for affordable 2- and 3-bed family homes and 2-bed flats and in a proportion of 80% rented and 20% shared ownership. Further guidance on Policy RAP4 would ensure that the definitions of a “local connection” are clear and that homes are more likely to be occupied by those with a genuine local need. Homes to meet the needs of the whole community all contribute towards the creation of sustainable communities.
- 7.20 Thirdly, the standards of internal and external design. Government guidance in PPS3 emphasises the need for high standards of design. The Housing Corporation sets its own very high standards which apply to affordable housing schemes receiving grant funding. The SPD would be able to apply these standards to all affordable housing schemes under Policy SC11. These standards include Code for Sustainable Homes, Secure by Design and Building for Life standards, all of which would contribute towards the creation of sustainable communities. The SPD would also give guidance on integrating the affordable homes into the site which would lead to a better quality of development overall, thus enhancing the local environment. Homes provided under RAP4 are normally grant funded and therefore need to meet the Housing Corporation standards.
- 7.21 Finally, it is worth noting a potential secondary effect of producing an SPD. The application of stricter criteria to the delivery of affordable housing may affect the viability of developments and, in particular, the potential to deliver other planning gain requirements such as open space.

Option 2: Rely on Local Plan Policies and Government Guidance

- 7.22 This option performs well against the sustainability criteria and there are no negative effects. However it performs slightly less well than option 1.
- 7.23 Policy SC11 sets out the broad principles which govern the provision of affordable housing. In terms of securing an appropriate number of affordable homes, this policy would be effective in a large number of cases where the development is straightforward. However, affordable housing schemes are rarely straightforward and further guidance on issues such as site suitability; the application of the requirement of 40%; the size, type and tenure of the homes; and the standards of development would probably lead to greater effectiveness in implementing the policy.
- 7.24 With regard to Policy RAP4, the Local Plan gives quite detailed guidance on implementing rural exception schemes. Although the SPD guidance gives greater clarity to issues such as the size of developments, the life of a needs survey and defining local connection, this may lead to a smoother process but it is unlikely that it would lead to more or better homes. Most rural exception schemes receive Housing Corporation funding so that the standards of development are likely to be high with or

without the SPD. The Policy's guidance on local connection, however, is not sufficiently clear to guarantee that the homes would be occupied by local people in greatest need.

8. Mitigation and Monitoring

Introduction

- 8.1 An SA Report should include measures to prevent, reduce or offset significant adverse effects of implementing the SPD. These measures are referred to as 'mitigation measures', but they include proactive avoidance of adverse effects as well as actions taken after effects are noticed. Mitigation measures may also include recommendations for improving beneficial effects.

Mitigation

- 8.2 In terms of affordable housing policy, the social benefits in terms of the creation of sustainable communities are extensive. A potential adverse effect has been identified as the possible effect on the viability of housing development sites and the ability to meet the affordable housing requirement in full and, or, other planning gain requirements such as the provision of open space.
- 8.3 In general, the Council takes the view that residential land value should reflect the need to provide affordable housing to a high standard – particularly since this is now a national requirement. The SPD should acknowledge the fact that there are occasions when site constraints do not become apparent until a relatively late stage in the planning process. An element of flexibility will be required in the SPD to take development costs into account when negotiating for affordable housing.
- 8.4 In terms of design standards for affordable housing, these have the potential to increase building costs. The funding of affordable housing schemes is particularly complex. There will inevitably need to be a balance between numbers and types of affordable homes and the costs of providing them. In general this will be the subject of negotiation between the Registered Social Landlord, the Developer and the Council. There are no prescriptive rules and an element of flexibility will be essential.
- 8.5 The Council will also be able to mitigate against the non-viability of sites by ensuring that developers are aware of their obligations at an early stage. The Council currently produces a "Guidance for Developers" document and aims to produce a "Developers' Pack" which will include all the material relevant to the provision of affordable housing in the District.

Monitoring

- 8.6 The Council will continue to update the baseline data which provides the indicators for the SA Framework (Appendix D). The data also forms part of the Council's LDF Annual Monitoring Report, the latest version of which can be found on the Council's website via the following link:

<http://www.warwickdc.gov.uk/WDC/Environment+and+planning/Planning/Annual+Monitoring+Report.htm>

- 8.7 Those datasets which are most relevant to this SPD are the following:
- Affordable housing completions
 - Percentage of housing completions that are affordable homes
 - Homeless households in priority need
 - House price (semi-detached) to earnings ratio

-
- Percentage of residents that are satisfied with their neighbourhood as a place in which to live
 - Total domestic efficiency improvement since 1996
- 8.9 Clearly these indicators monitor the effects of a range of Warwick District Council and Warwickshire County Council policies as well as other external factors. The impact of Local Plan policies SC11 and RAP4 and the Affordable Housing SPD are therefore just one area of policy with relevance to these indicators.
- 8.10 The Council also produces an annual Housing Monitoring Report which sets out information on new housing developments and proposals. This includes details of completed sites, sites under construction and sites with planning permission or a housing allocation. The report gives details of dwelling sizes and types, site densities and affordable housing schemes. The latest version of the report can be viewed on the Council's website via the following link:
- <http://www.warwickdc.gov.uk/WDC/Environment+and+planning/Planning/Land+use+planning/Land+Use+information.htm>
- 8.11 The Council accepts that any impact on these indicators would take time to become apparent. If performance against any of these indicators deteriorates after the SPD is implemented, then further investigative work will be required to determine whether the SPD itself is contributing to the worsening situation. If it is then the Council will take remedial action through a review of the SPD.

9. Public Consultation on the Draft SPD and SA

- 9.1 A six week consultation period on a Draft Sustainability Appraisal Report was carried out between Friday 31st August and Friday 12th October 2007. It corresponded with the consultation period on the consultation draft version of the Supplementary Planning Document.
- 9.2 A total of 23 representations were received following the consultation exercise. Of these, 19 made comments on the documents and 4 responded but made no comments. Four representations were in full support of the SPD. The respondents were made up as follows:
- 2 Registered Social Landlords
 - 8 Parish Councils
 - 3 Town Councils
 - 4 Housebuilders
 - 3 Organisations
 - 3 Public/ Government Agencies

Representations on the Draft Sustainability Appraisal

- 9.3 One respondent objected to the Draft Sustainability Appraisal on the grounds that, firstly, the Scoping Report had failed to make reference to the “mixed communities” aspect of the Draft SPD and, secondly, that the options which were appraised were inadequate.
- 9.4 The Council accepts that the Scoping Report failed to take into account the “mixed communities” aspect of the Draft SPD. The reason for this was that at the time at which the Scoping Report was prepared it was the intention of the Council to produce a SPD on Affordable Housing which would expand upon Local Plan Policies SC11 and RAP4. Following the consultation exercise on the Scoping Report, however, the Government issued Planning Policy Statement 3 (Housing) which encouraged local authorities to give guidance on the types of households likely to require housing in the future. The Council then decided to extend the scope of the SPD to include guidance on the mix of housing on private development sites under Local Plan Policy SC1. The Draft SPD, entitled “Mixed Communities and Affordable Housing” included guidance on the mix of private housing as evidenced by the latest Housing and Market Assessments. The guidance in this Draft SPD was the subject of full appraisal in the Draft Sustainability Appraisal.
- 9.5 The second objection related to the two options which were appraised:
- Option 1 – Prepare SPD
 - Option 2 - Rely on Local Plan Policies and Government Guidance
- In the opinion of the objector, the Council has failed to consider all reasonable alternatives as required by the SEA Directive. In response, the Council takes the two options used in the assessment are appropriate in this instance because in effect it allows the appraiser to consider the merits of each set of guidance in relation to the Sustainability Appraisal objectives. Unlike truly spatial policies and proposals, where different alternatives can be generated since there are intrinsic links between different proposals, in the case of this SPD the guidance is non-spatial and each element of the SPD can be considered in isolation. In the event that one set of guidance performed poorly, this could be eliminated from the Draft SPD. The Council takes the view that there is no logical way in which different elements of the guidance could be grouped to generate alternatives and that to do so would be highly subjective and would not improve the outcome.

Representations on the Draft SPD

9.6 Representations on the Draft SPD are summarised below

SPD Section	Summary of Representations
3	<ul style="list-style-type: none"> • Reference should be made to the needs of gypsies and travellers
5	<ul style="list-style-type: none"> • Suggestions for minor changes to the test of viability • People in neighbouring parishes should have preference over those in other rural parishes • Clarification needed on proportion of 40% • 40% requirement should be reconsidered in the light of PPS3 • Public subsidy should be taken into account • Reference to density is inappropriate
6	<ul style="list-style-type: none"> • The 80/20 split for social rented/ intermediate housing is too prescriptive • Need for further information on income levels and house sizes • Need for clarity on price to be paid by developer • Flexibility needed on house types • Occupation costs are more appropriate than mortgage costs • Providers should be allowed to opt out of developer led management arrangements
7	<ul style="list-style-type: none"> • Suggestions for other standards/ sustainability criteria • Checklist of standards unnecessary • Clarity needed on application of standards • “Design and Quality Standards” should be essential not advised
8	<ul style="list-style-type: none"> • Should refer to “affordable housing providers” rather than RSLs • Detailed information requirements at planning application stage is too onerous • Originally agreed price should be adhered to by developer • Types and tenures of homes should be stated in S 106 Agreements • Affordable housing provider not normally party to S 106 Agreement • Requirement for delivery clause in S 106 Agreement unnecessary • Different S 106 Agreements required for transfer of land or transfer of units
9	<ul style="list-style-type: none"> • Local connection criteria for rural affordable housing too prescriptive/ insufficiently prescriptive • The local connection criteria should be applied to (non exception site) affordable housing in Limited Growth Villages • More than just a small proportion of intermediate housing should be provided in rural exception sites • In rural exception sites, developers should contribute 3% of development cost towards local facilities • Contributions should be made towards new/existing sports facilities
10	<ul style="list-style-type: none"> • Section on mix of private housing introduces new policy and should be contained within Core Strategy and be subject to examination • Section on mix of private housing too prescriptive • Section on mix of housing not included in details in Local Development Scheme • Requirement for 10% Lifetime Homes too prescriptive

The Council's Response to Representations

- 9.7 The Council has made a number of minor amendments to the Draft SPD in response to objections. These are set out in the document entitled "Affordable Housing Supplementary Planning Document: Background Documents". The majority of these relate to matters of detail and clarification of guidance and are of insufficient substance to merit a re-appraisal against sustainability appraisal objectives.
- 9.8 The most significant change to the Draft SPD is the deletion of Section 10 relating to the mix of homes on private development sites. This is for procedural reasons rather than policy reasons. The Council is mindful that this element of policy guidance was not included in the initial Scoping Report and could, therefore be subject to challenge. The Draft Sustainability Appraisal has, therefore, been amended to remove reference to this aspect of guidance. This course of action was taken because the section was deleted for procedural reasons rather than for policy reasons and it brings the rest of the Sustainability Appraisal into line with the Scoping Report in terms of content.
- 9.10 The deletion of guidance on the mix of homes on private development sites does not affect the remaining sustainability appraisal. This is because each section of policy guidance "stands alone".
- 9.11 In Option 1 (Prepare SPD) the guidance on the mix of homes performed particularly well in relation to the Sustainable Consumption & Production objectives. This was because, by ensuring that homes are built to meet identified needs, there will be advantages in terms of providing homes for the local workforce and reducing the numbers of workers who need to live outside the District and commute into work. The provision of the right mix of homes was considered to be more likely if there was specific guidance in an SPD. There were also positive effects in terms of the "Sustainable Communities" objectives although these were less direct.
- 9.12 In Option 2 (Rely on Local Plan Policy and Government Guidance) there were considered to be fewer benefits in relation to the Sustainable Consumption & Production objectives than in Option 1. This was because the extent to which the mix of homes would meet the needs of the community and the local workforce was uncertain. In particular, it was uncertain whether new homes would meet the needs of young and growing families, groups which were particularly identified as being in need in the District in recent assessments. With regard to the "Sustainable Communities" objectives, where the links were less direct, there was little difference.

Appendix A: Scoping Report: Consultation Findings

- A.1 The Council prepared a Scoping report on this Sustainability Appraisal in November 2006. The Scoping Report was prepared to cover this SPD and those on Vehicle Parking Standards and Open Space.
- A.2 The Scoping Report was made available for public consultation for a five week period between 10th November and 15th December 2006. The document was placed on the Council's web site and copies were sent to the Countryside Agency, English Heritage, English Nature and the Environment Agency.
- A.3 Only two comments were received during the consultation period on the Scoping Report. One of these was from the Birmingham office of Natural England (the agency formed by the merging of the Countryside Agency and English Nature) requesting that a copy of the Scoping Report be sent to the Banbury office of the same agency. The Council had already done this at the outset of the consultation. The second came from the Warwickshire Rural Community Council. This stated that in respect of the Affordable Housing SPD, the Scoping Report should include a separate section on the South Housing Market Area. However, the Council did not consider this to be appropriate for the following reason. The South Housing Market Area is a sub-division of the West Midlands for which group of local authorities are working together to investigate housing issues and respond collectively to the West Midlands Regional Assembly. There are no formal plans, policies or programmes for the South Housing Market Area.

Appendix B: Incorporating SA into SPD Process

<p>SPD Stage 1: Pre-production – Evidence gathering</p> <p>SA stages and tasks</p> <p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainable development objectives. • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework. • A5: Consulting on the scope of the SA.
<p>SPD Stage 2: Production – Prepare draft SPD</p> <p>SA stages and tasks</p> <p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • B1: Testing the SPD objectives against the SA framework. • B2: Developing the SPD options. • B3: Predicting the effects of the draft SPD. • B4: Evaluating the effects the draft SPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the SPD. <p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • C1: Preparing SA Report. <p>Stage D: Consulting on draft SPD and Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • D1: Public participation on the SA Report and the draft SPD. • D2: Assessing significant changes.
<p>SPD Stage 3: Adoption</p> <p>SA stages and tasks</p> <ul style="list-style-type: none"> • D3: Making decisions and providing information. <p>Stage E: Monitoring the significant effects of implementing the SPD</p> <ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects. <p>Source: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Office of the Deputy Prime Minister, 2005</p>

Appendix C: Summary of Relevant Plans, Policies and Programmes

a) European and Global

EU Sixth Environmental Action Plan (6EAP)		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The 6EAP sets objectives and priorities for environmental policy over the next five to ten years and underpins the EU Sustainable Development Strategy. It identifies four priority areas for action:</p> <ul style="list-style-type: none"> • climate change; • nature and biodiversity; • environment and health; and • sustainable use of natural resources and management of waste. 	<p>This sets the context for the EU Sustainable Development Strategy which in turn influences the UK Government Sustainable Development Strategy and the West Midlands Regional Sustainable Development Framework. Reference is made to the UK and regional publications in establishing SA objectives, indicators and targets.</p>	<p>This international publication will be reflected in the SPD via its influence on the national and regional sustainable development framework.</p>
European Sustainable Development Strategy (ESDS), May 2001		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The ESDS focuses on the need to:</p> <ul style="list-style-type: none"> • Limit climate change and increase the use of clean energy; • Address threats to public health (e.g. hazardous chemicals, food safety); • Combat poverty and social exclusion; • Deal with the economic and social implications of an ageing society; • Manage natural resources more responsibly (including biodiversity and waste generation); and • Improve the transport system and land use management. <p>The ESDS emphasises that action to promote sustainable development should be taken by all levels of government in the EU in their policies and practices.</p>	<p>This Strategy influences the UK Government Sustainable Development Strategy and the West Midlands Regional Sustainable Development Framework. Reference is made to the UK and regional publications in establishing SA objectives, indicators and targets.</p>	<p>This international publication will be reflected in the SPD via its influence on the national and regional sustainable development framework.</p>

b) National

UK Government Sustainable Development Strategy: Securing the Future – Delivering the UK Sustainable Development Strategy (UK SDS), March 2005		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The UK SDS aims for measures to embed sustainable development at all levels of decision-making and across all policy sectors. There are five shared priorities agreed across the UK (i.e. including the Devolved Administrations). These are:</p> <ul style="list-style-type: none"> • Living within environmental limits; • Ensuring a strong, healthy and just society; • Achieving a sustainable economy; • Promoting good governance; and • Using sound science responsibly. <p>These priorities are to be applied in four priority areas: sustainable consumption and production, climate change, natural resource protection and sustainable communities.</p> <p>Sustainable communities are “places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.”</p> <p>A decent, affordable home is a key requirement of a sustainable community. The Government’s goals are to:</p> <ul style="list-style-type: none"> • help 80,000 into low cost home ownership by 2010, and • focus on halving numbers living in temporary accommodation by 2010 <p>The Audit Commission has published a set of Local Quality of Life Indicators to complement the indicators in the UK SDS (Local Quality of Life Indicators – supporting local communities to become sustainable. August 2005) The Housing Indicators include two local indicators which have relevance to affordable housing:</p> <ul style="list-style-type: none"> • Affordable housing completed as a percentage of all new housing completions (No 37) • House price to income ratio (No 41) 	<p>The shared priorities (especially 2 and 3) and the priority for sustainable communities should be reflected in the SA objectives.</p> <p>The SA should draw upon those UK indicators where there is data available at the local level.</p>	<p>The priorities for sustainable communities should be reflected in the SPD. Of particular significance will be the need to ensure affordable homes meet the needs in terms of type, tenure and location</p> <p>The SPD should aim to assist affordable housing providers and developers in bringing forward affordable housing. The house price to income ratio should be taken into account in assessing affordability.</p>
Sustainable Communities: Homes for All (ODPM January 2005)		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>Homes for All is the Government’s five year plan to deliver sustainable communities. It includes a number of proposals which will be delivered by 2010 including:</p> <ul style="list-style-type: none"> • Meet the needs of people in rural areas with more affordable housing 	<p>These priorities should be reflected in the SA.</p>	<p>The priorities for more rented homes, for better standards for lifetime</p>

<ul style="list-style-type: none"> • Deliver an extra 10,000 social rented homes per year by 2008 • Raise minimum standards to help ensure that new homes meet people's needs at all stages of their lives • Raise design standards, with the aim that a hundred more developments gain a Building for Life Award for Excellence • Improve minimum energy standards for all new homes, reducing carbon emissions by around a further 25% 		homes and greater energy efficiency in homes should be reflected in the SPD.
UK Climate Change Programme, 2006		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>This sets out a package of policies to help achieve our Kyoto target to reduce emissions by 12.5% below base year levels (1990 for the 3 major gases: CO₂, methane and nitrous oxide) by 2008-12 and move towards the national 2010 goal of a 20% reduction in CO₂ emissions below 1990 levels by 2010. (The Government also committed to the long-term goal of a 60% reduction in CO₂ emissions by 2050 with real progress by 2020).</p> <p>Measures to reduce emissions include the introduction of the Code for Sustainable Homes which will have minimum standards for energy and water efficiency at every level of the code, with the lowest levels raised above the level of mandatory building regulations.</p>	Indicators and proxy measures to monitor progress towards these goals have been established under the UK Government Sustainable Development Framework and will be adapted for application at the local level.	The SPD should ensure that affordable housing developments are directed towards sustainable locations. The SPD should draw attention to domestic energy and water efficiency measures and consider the need for standards for such measures.
Planning Policy Statement 1: Delivering Sustainable Development		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>This sets out the Government's objectives for the planning system which are underpinned by the core principle of sustainable development as defined in the UK strategy.</p> <p>It establishes key principles to be applied to ensure that development plans and planning decisions contribute to sustainable development. These include:</p> <ul style="list-style-type: none"> • Meeting environmental, economic and social objectives in an integrated manner; • Addressing the causes and potential impacts of climate change; • Taking a spatial planning approach; • Promoting high quality design that will improve the character and quality of an area; • Development plans to contain clear, comprehensive and inclusive access policies that consider people's diverse needs; and • Effective community involvement. 	Key policy document which should be reflected in the SA objectives but no specific indicators or targets given.	The core sustainable development principles should be reflected in the policies and standards set out in the SPD.

Planning Policy Statement 3 (PPS3)		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The Government's housing objectives are that:</p> <ul style="list-style-type: none"> To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need To improve affordability across the housing market, including by increasing the supply of housing To create sustainable, inclusive, mixed communities in all areas, both urban and rural <p>The governments planning for housing objectives are that: the planning system should deliver:</p> <ul style="list-style-type: none"> High quality housing that is well designed and built to a high standard A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural A sufficient quantity of housing taking into account need and demand and seeking to improve choice Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure A flexible, responsive supply of land, including re-use of previously-developed land, where appropriate monitor the outputs of local plan affordable housing policies. 	<p>The objectives should be reflected in the SA</p>	<p>The Government's objectives should be reflected in the SPD, in particular, the aim of providing a mix of housing in terms of tenure and price and high quality housing which is well designed and built to a high standard.</p> <p>Arrangements for monitoring outputs should be outlined in the SPD.</p>
Companion Guide to PPS3: Delivering Affordable Housing		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The Government believes everyone should have the opportunity of a decent home, which they can afford, within a stable, mixed community. This means providing a wide choice of housing to meet the needs of the whole community in terms of tenure and price ranges. This should include affordable housing, both social rented and intermediate.</p> <p>The Government's aims for affordable housing are based around the following 3 themes:</p> <ul style="list-style-type: none"> providing high quality homes in mixed sustainable communities for those in need widening the opportunities for home ownership offering greater quality, flexibility and choice to those who rent 	<p>The objectives should be reflected in the SA. Indicators for affordable housing provision should be included in the SA Framework</p>	<p>The Government's aims for high quality homes and choice should be reflected in the SPD</p>
Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The Government's planning objectives for rural areas are:</p>	<p>The objectives should be</p>	<p>The rural exception site</p>

<ul style="list-style-type: none"> to raise the quality of life and the environment to promote more sustainable patterns of development to promote the economic performance of the English regions; and to promote sustainable, diverse and adaptable agriculture sectors <p>In order to achieve improvements in the quality of life, the Government will “promote thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods.”</p> <p>There are no specific targets in PPS7 for the delivery of affordable housing.</p>	reflected in the SA indicators, in particular, the quality of environments and the sustainability of rural communities	policy will need to be implemented in a way which takes account of the rural environment and the sustainability of rural communities
Building Research Establishment Environmental Assessment Methods (BREEAM): EcoHomes Standards		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
BREEAM assesses the performance of buildings in relation to: site management, energy use, health and well-being, pollution, transport, land use, ecology, materials and water. Buildings are rated on a scale of Pass, Good, Very Good or Excellent EcoHomes is the homes version of BREEAM.	SA should include indicators of domestic energy efficiency	The SPD should consider whether to include standards for the energy efficiency of affordable homes
Secured by Design. Association of Chief Police Officers (ACPO)		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
Secured by Design is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. The standards are generally accepted as good practice in the building industry. In respect of new homes, there are minimum standards but these should be supplemented according to particular circumstances following consultation with police liaison officers. There are no targets.	The guidance reflects the design objectives for safe and secure environments in PPG3	There will be a need to ensure that affordable housing developments are safe and secure
Better Places to Live by Design: A Companion Guide to PPG3. 2001		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
Achieve high quality of residential design by: <ul style="list-style-type: none"> understanding the design concept creating a successful movement framework achieving a balanced housing mix and a successful neighbourhood 	SA will need to include an objective of well designed built environments	An objective of the SPD will be to deliver well designed affordable housing

<ul style="list-style-type: none"> • achieving excellent housing layout and urban form • achieving excellent space in and around the home • ensuring thoroughness in design 		
Building a Greener Future: Towards Zero Carbon Development (Consultation Document) and Code for Sustainable Homes. CLG. Dec 2006		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The consultation document aims to reduce greenhouse gas emissions from new homes by introducing a new set of standards for new housing – the Code for Sustainable Homes. The Code was introduced to drive a step-change in sustainable home building practice. It comprises of 6 levels of standards where Level 6 represents a zero carbon rating.</p> <p>The targets are that improvements (as compared to Building Regulations Part L) are achieved in the energy ratings of new homes equivalent to: 25% (Code Level 3) by 2010 44% (Code Level 4) by 2013 and Zero carbon (Code Level 6) by 2016</p>	<p>Where possible the energy ratings of new homes should be monitored.</p> <p>Low energy ratings of new housing development will be an objective</p>	<p>The SPD should consider the introduction of minimum standards for new homes.</p>

c) Regional and Sub-Regional

A Sustainable Future for the West Midlands: Regional Sustainable Development Framework (Version 2), July 2006		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The WM Framework sets out a vision, working principles and objectives and a process by which these can be incorporated into planning at regional and local levels. It is designed to provide a reference for scoping sustainability issues.</p> <p>The 33 objectives are grouped under four priority areas. The objectives which are of relevance to this SA and SPD are listed under the priority areas: <u>Sustainable consumption and production</u> 1.4 Ensure development is primarily focused in the major urban areas, and makes use of existing physical infrastructure and reduces need to travel, especially by private car. <u>Climate change and energy</u> 2.1 Reduce overall energy use through increased energy efficiency 2.3 Minimise the Region's contribution to the causes of climate change by reducing emissions of</p>	<p>Use this document to help shape objectives and scope the sustainability issues.</p> <p>It is intended that a suite of regional sustainable development indicators will be developed to support the Framework but these are not currently available.</p>	<p>The sustainable development principles outlined in the regional framework should be reflected in SPD.</p> <p>The SPD will need to ensure that the homes provided will be of the right type, quantity, tenure and affordability to meet needs.</p>

<p>greenhouse gases from transport, domestic, commercial and industrial sources.</p> <p><u>Natural resource protection and environmental enhancement</u></p> <p>3.4 Encourage land use and development that optimises the use of previously developed land and buildings.</p> <p>3.5 Encourage land use and development that creates and sustains well-designed, high quality built environments that incorporate green space, encourage biodiversity and promote local distinctiveness and sense of place</p> <p><u>Sustainable communities</u></p> <p>4.3 Address poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage</p> <p>4.5 Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant local environments.</p> <p>4.8 Encourage physical development with a better balance of jobs, housing, social and cultural services in order to meet local needs locally and encourage stable and sustainable communities.</p>		<p>The SPD will need to consider how to ensure that the homes provided are energy efficient and of good quality design.</p> <p>The SPD will need to aim to provide sustainable communities in quality environments</p>
West Midlands Regional Spatial Strategy		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The West Midlands RSS aims to guide development in the region to create balanced communities with appropriate levels of housing, jobs and services in a way that respects built, historic and natural environments and is supported by sustainable approaches to renewable energy, waste and transport.</p> <p>Relevant sections of housing policies are set out below.</p> <p>Policy RR1: Rural Renaissance In rural areas which are generally prosperous with good access to services, the main priority will be to manage the rate and nature of further development to meet local needs, whilst ensuring that local character is protected and enhanced.</p> <p>Policy CF2: Housing beyond the Major Urban Areas The function of “other large settlements” should not generally be to accommodate migration from the MUA’s. In rural areas the provision of new housing should generally be restricted to meeting local housing needs and/or to support local services. “Local housing needs” constitutes needs arising from the immediate area, excluding migration from elsewhere.</p> <p>Policy CF4: The Re-use of Land and Buildings for Housing Local planning authorities should optimise the opportunities for recycling land and buildings for new housing development.</p> <p>Policy CF5: Delivering Affordable Housing and Mixed Communities</p> <p>A. Local authorities, developers and social housing providers should co-operate to create more mixed and balanced communities through the provision of a range of housing types and tenures within</p>	<p>Key policy document which should be reflected in the SA objectives.</p>	<p>The SPD will need to reflect RSS policies, in particular with regard to the location of housing, meeting rural housing needs and the need for a range of housing tenures</p>

<p>new housing developments.</p> <p>B. Local authorities should keep under review local housing needs assessments. Both social and low cost housing should contribute towards meeting the need for affordable housing and opportunities should be sought within the existing housing stock as well as through new build.</p> <p>C. Local planning authorities in their development plans should</p> <ul style="list-style-type: none"> • indicate how many affordable homes need to be provided through the plan area, and • consider the need to protect the unjustified use of affordable housing provision for general market housing purposes <p>D. Local authorities should consider whether there is a need for affordable housing to be sought on sites below the thresholds set out in national guidance. This applies particularly to the south of the region and to settlements with populations of 3,000 or less.</p>		
<p>West Midlands Regional Housing Strategy June 2005 (WMRHS)</p>		
<p>Relevant aims, objectives or targets/indicators</p>	<p>Implications for SA</p>	<p>Implications for SPD</p>
<p>The relevant core aims of the WMRHS are:</p> <ul style="list-style-type: none"> • to create mixed, balanced and inclusive communities • to assist in the delivery of West Midlands Regional Spatial Strategy policies of urban and rural renaissance • to influence the future development of new housing provision to facilitate and enhance the economic development of the region • to address the variety of needs across a range of specific sectors of housing circumstances • to achieve social and other affordable housing • to achieve sustainable access to minimise environmental resource consumption and traffic and improve the quality of the environment <p>Warwick District is included within the South Housing Market Area along with Stratford on Avon and the Worcestershire Districts. The RHS states that intra-regional migration from the conurbation, coupled with migration from the south east, has created a high demand, highly unaffordable housing market in the South HMA. The area is attractive to commuters and economically active households and has high rates of owner occupation. A very low proportion of the area's housing stock is affordable housing and as a consequence the South HMA has high levels of homelessness and affordable housing needs. Within the HMA, Warwick District and Stratford Town have the highest affordable housing needs. As a consequence, the RHS states that in the South Housing market Area, Worcester, Warwick and Stratford "should be the focus for social housing investment in the short term"</p>	<p>The RHS is not a policy document and its aims are taken from other policy documents such as the RSS.</p>	<p>The recognition of high levels of need in Warwick District may improve the possibilities of external funding in the short term.</p> <p>The SPD should consider the links between housing and the economy.</p>

Warwickshire Structure Plan (1996-2011) August 2002		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The objectives of the Structure Plan which are relevant to this SPD are:</p> <ul style="list-style-type: none"> to provide homes to meet the needs of the community including households moving into the county from Coventry and Birmingham concentrate development in towns preferably on previously-developed land use development to strengthen all communities and encourage a sense of community make towns attractive, convenient and safe places to live in, work in and use, and establish them as the collective centres for a variety of uses encourage the use of renewable natural resources and conserve non-renewable resources. <p>Relevant sections of housing policies are set out below.</p> <p>Policy H.1 Provision of Housing Land <i>The housing requirement figures in this policy have been superseded by the Regional Spatial Strategy. However the policy also sets indicative targets for the proportion of new housing on previously-developed land and buildings. For Warwick District, this proportion is 45% and for the County as a whole the proportion is 50%.</i></p> <p>Policy GD.3 Overall Development Strategy Most new development will be directed towards towns of over 8,000 people because they offer the best prospect of expanding public transport and job opportunities across the community. So living in towns should be made more attractive, new housing and industry should be located within easy reach of public transport serving the main town centres in the County, and Coventry and Birmingham.</p> <ol style="list-style-type: none"> This urban development should be planned in a compact and disciplined form as far as possible avoiding the Green Belt, and controlled to use previously-developed land and buildings and greenfield land in the proportions indicated in this plan. New housing and industry should be developed in tandem with supporting integrated transport, education, leisure, sport and other necessary facilities in the same broad location. Developments should be planned so that provision for all the necessary supporting infrastructure and services can be secured. <p>Policy RA.1 Development in Rural Areas In rural areas development should be provided for in local plans specifically to meet the needs of the local population and to support rural communities. Development should be aimed at achieving a balance between enhancing and protecting rural life.</p> <p>Policy RA.3 Housing and Industrial Development in Rural Areas</p>	<p>The relevant objectives of the Structure Plan should be assessed in the SA, in particular, the levels of affordable housing provision and development on previously-developed urban land and buildings</p>	<p>The SPD will need to reflect Structure Plan policy for the location of housing and the levels of affordable housing.</p> <p>It will need to consider social and environmental issues and the need for energy efficient homes.</p> <p>In rural areas, consideration of local needs and the availability of, or support for, local services will be important</p>

<p>Housing and industrial development in rural areas should:</p> <ul style="list-style-type: none"> a) be planned in or adjacent to towns and villages b) be related to a hierarchy of settlements as determined by local plans on a scale proportionate to job opportunities and the availability of public transport and basic social facilities i.e. at least a school, shop and bus service; c) meet local needs as identified by the community in an appraisal or assessment set in the context of the local plan process; and d) be planned so that provision for all of the necessary supporting infrastructure and services are secured. <p>For settlements outside the hierarchy of settlements, growth levels should be determined by the community in an appraisal or assessment, set within the context of the local plan process.</p> <p>Policy H.2 Affordable Housing</p> <p>Local Plans will provide for affordable housing development to meet local needs however these have arisen. The provision should be based on the District Council's assessment of the needs for affordable housing and should not be released for general market housing purposes unless justified by a change in that assessment based on up-to-date surveys and other information. In carrying out the assessment of affordable housing need, district councils should take into account the indicative figures set out below:</p> <table border="1" data-bbox="338 692 1084 954"> <thead> <tr> <th>District Area</th> <th>Indicative Figure (1996-2011) <i>Dwellings</i></th> </tr> </thead> <tbody> <tr> <td>North Warwickshire</td> <td>1,300</td> </tr> <tr> <td>Nuneaton & Bedworth</td> <td>2,500</td> </tr> <tr> <td>Rugby</td> <td>2,700</td> </tr> <tr> <td>Stratford-on-Avon</td> <td>3,700</td> </tr> <tr> <td>Warwick</td> <td>3,600</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Total County Area</td> <td>13,800</td> </tr> </tbody> </table>	District Area	Indicative Figure (1996-2011) <i>Dwellings</i>	North Warwickshire	1,300	Nuneaton & Bedworth	2,500	Rugby	2,700	Stratford-on-Avon	3,700	Warwick	3,600			Total County Area	13,800		
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<p>Planning for Sustainable Homes. Sustainability West Midlands. February 2007</p>																		
<p>Relevant aims, objectives or targets/indicators</p>	<p>Implications for SA</p>	<p>Implications for SPD</p>																
<p>The vision of Sustainability West Midlands is to “achieve a more sustainable region by developing a continually improving link between sustainable development in policy and sustainability in practice and by raising awareness of Sustainable Development”</p> <p>The guide interprets national and regional policy and gives guidance on realising the goals for sustainable development.</p>	<p>Reinforces national and regional policy on sustainable energy policies</p>	<p>Reinforces national and regional policy on sustainable energy policies</p>																

Quality of Life in Warwickshire, November 2005		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>This sets out a range of economic, social, environmental and natural resource indicators and trends for the county and compares these to national averages. Where readily available, data is also presented for the various districts across the county.</p> <p>Many of the Audit Commission's Quality of Life indicators are included in the report. The County is exploring how some of the additional suggested indicators could start to be monitored in the future.</p>	<p>Useful to include relevant indicators in the SA framework where the situation is either deteriorating or compares poorly to wider scale averages (e.g. County, regional or national averages), where district level data is available on an annual or 2-yearly basis.</p>	<p>The SPD should aim to contribute towards reducing the impact of 'significant effect indicators' identified at county as well as district level.</p>

d) Local

Warwick District Local Plan 1996-2011		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The Warwick District Local Plan 1996-2011 (Revised Deposit version, post Inquiry) establishes the following aims and objectives:</p> <p><u>Aim 1: To maintain high and stable levels of economic growth</u></p> <p>1A: To maintain high levels of economic growth 1B: To promote and enhance vibrant rural communities; 1C: To meet the housing needs of the whole community to 2011; 1D: To enhance the vitality of town centres; 1E: To promote the regeneration of deprived areas; 1F: To promote sustainable tourism.</p> <p><u>Aim 2: Effective protection of the environment</u></p> <p>2A: To protect and improve land quality; 2B: To protect and enhance the natural environment; 2C: To protect and enhance the historic environment; 2D: To maintain and enhance the quality of landscapes and townscapes; 2E: To promote excellence in sustainable design and enhance the built environment; 2F: To protect and improve air quality.</p> <p><u>Aim 3: Prudent use of natural resources</u></p> <p>3A: To reduce the need to travel; 3B: To promote the use of more sustainable travel options;</p>	<p>The objectives of the WDLP should be reflected in the SA objectives. The WDLP is monitored using the indicators set out in the Annual Monitoring Report (see below).</p>	<p>Policies SC9 and RAP5 are the 'parent policies' of the SPD.</p> <p>The SPD should contribute to the wider aims and objectives of the plan.</p> <p>The SPD will not need to repeat Local Plan policies since these will automatically be applied to all developments in each case.</p>

<p>3C: To ensure the prudent use of scarce resources and limit and reduce the impact of climate change; 3D: to reduce the generation and disposal of waste. <u>Aim 4: Social Progress which recognises the needs of everyone</u> 4A: To make housing affordable to everyone; 4B: To reduce poverty, social exclusion, crime and anti-social behaviour; 4C: To improve the health and wellbeing of communities; 4D: To protect the amenity of the local community; 4E: To protect, enhance and improve accessibility to local services and community facilities.</p> <p>A number of policies set out how these aims are to be achieved. The policies with most relevance to affordable housing provision include: DP1 (Layout and Design), DP2 (Amenity), DP3(Natural and Historic Environment and Landscape), DP4 (Archaeology), DP5 (Density), DP6 (Access), DP7 (Traffic Generation), DP8 (Parking), DP9 (Pollution Control), DP10 (Flooding), DP11 (Drainage), DP12 (Energy Efficiency), DP12a (Renewable Energy Developments), DP13 (Crime Prevention), DP14 (Accessibility and Inclusion), SC1 (Securing a Greater Choice of Housing), SC2 (Protecting Employment Land and Buildings), SC8a (Managing Housing Supply), SC9 (Affordable Housing),SC11 (Open Space and Recreation Improvements), SC12 (Community Facilities), UAP1 and RAP2 (Directing New Housing), RAP5 (Providing Rural Affordable Housing), TCP7 (Opportunity Sites in Old Town),TCP10 (Protecting the Residential Role of Town Centres), TCP11(Protecting Residential uses on Upper Floors), TCP12 (Upper Floors within Town Centres) and DAP1 (Green Belt)</p>		
<p>Annual Monitoring Report (AMR)</p>		
<p>Relevant aims, objectives or targets/indicators</p>	<p>Implications for SA</p>	<p>Implications for SPD</p>
<p>In the AMR the Council uses a combination of core indicators, set by Government (LDF Core Output Indicators, Update 1/2005, ODPM), and local indicators.</p> <p>Many of the AMR indicators are also useful in Sustainability Appraisal monitoring, either because they monitor the underlying economic, environmental or social context against which the effects of policies can be assessed, (such as unemployment) or because they monitor the extent to which policies are being implemented (the first requirement in assessing their effects).</p> <p>Two of the AMR Indicators are directly relevant to the SPD and its parent policies SC9 and RAP5. These are: 16) The number of affordable housing completions, and 17) Progress on the Housing Needs Study</p> <p>In addition, the AMR monitors progress related to the Community Plan Key Action to identify public land for affordable housing provision; the number of households accepted as homeless in the year; and the number of households on the Housing Waiting List.</p>	<p>Many of the AMR Indicators are suggested for inclusion in the SA Framework.</p>	<p>The AMR will assist in monitoring the success of the SPD in terms of delivering affordable housing.</p>

Warwick District Residential Design Guide (Draft) 2006		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The aims of this Guide are to:</p> <ul style="list-style-type: none"> • help provide effective solutions to Local Policies and government guidance in respect of acceptable housing provision in the area • set out an analytical approach to the design of properties and house extensions • maintain local distinctiveness and encourage sympathetic but innovative new designs • provide clear guidance and the way forward with residential planning applications and improve understanding between the public, the Council and developers 	<p>The SA should include objectives related to the quality of environments and the protection of Conservation Areas and Listed Buildings.</p>	<p>Cross reference should be made to the Design Guide.</p> <p>The SPD may need to consider ways in which local distinctiveness and quality of design in affordable housing can be maintained e.g. by integrating affordable homes into the whole development.</p>
The Warwick District Community Plan, 'Warwick 2020'		
Relevant aims, objectives or targets	Implications for SA	Implications for SPD
<p>This was produced by the Warwick Partnership in 2005. Its six strategic objectives relate to a community that is safe, prosperous, healthy, cohesive, fair and sustainable. Key targets of the objective for a "fair community" include:</p> <ul style="list-style-type: none"> • the implementation of the Black and Minority Ethnic Groups Housing Needs Study, and • the implementation of a joint mapping exercise to establish a database of land available for affordable housing 	<p>The objectives and priorities of the Community Plan (CP) should inform the development of SA objectives.</p> <p>The amount of affordable housing developed will be a key indicator.</p>	<p>The SPD should consider the housing needs of black and ethnic minority groups.</p> <p>The SPD should consider ways in which developments of 100% affordable housing (on publicly owned land) can be delivered in a sustainable manner.</p>
A Strategy to Reduce Crime, Disorder and Drugs Misuse in South Warwickshire 2005-2008		
Relevant aims, objectives or targets	Implications for SA	Implications for SPD
<p>The priorities of this strategy are:</p> <ul style="list-style-type: none"> • anti-social behaviour • alcohol- related violence in town centres at night • crime against businesses • the disproportionate fear of becoming a victim of crime compared with the actual risk of being a victim <p>The targets are:</p> <ul style="list-style-type: none"> • increase the number of residents who do not think that anti-social behaviour is a problem in their area by 6% • reduce violent crime by 6% • reduce business crime by 6% 	<p>SA objectives should include the need for safe environments</p>	<p>The SPD should consider the issue of creating safer living environments or environments in which people feel safer.</p>

<ul style="list-style-type: none">• increase residents' feelings of safety so that<ul style="list-style-type: none">- the % of people who are worried about having their home broken into is reduced by 1% by 2008;- the % of people worried about being physically attacked by strangers is reduced by 3% by 2008; andthe % of people worried about having their car stolen is reduced by 6% by 2008		
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Warwick District Council Corporate Strategy 2003-2007		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The Corporate Strategy comprises seven objectives beneath each of which lie three priorities for action and associated targets for improvement. The relevant objective is “To meet the housing need” and under this heading are two priority actions:</p> <ul style="list-style-type: none"> • To increase the number of affordable homes within the District, and • To improve the quality of housing. 	<p>The objectives and priorities of the Corporate Strategy should inform the development of SA objectives.</p> <p>Some of the targets quoted to measure performance against these objectives (e.g. 60% of new homes to be built on brownfield sites by 2007) should be given in the SA framework.</p>	<p>The SPD should help contribute to these objectives and priorities where possible.</p>
Warwick District Housing Strategy 2003		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The Housing Strategy takes forward the objectives from the Community Plan and the Corporate Strategy:</p> <ul style="list-style-type: none"> • To increase the number of affordable homes within the District, and • To improve the quality of housing 	<p>As Community Plan and Corporate Strategy above</p>	<p>As Community Plan and Corporate Strategy above</p>
Warwick District Homelessness Strategy 2005		
Relevant aims, objectives or targets/indicators	Implications for SA	Implications for SPD
<p>The Homelessness Strategy is principally a working document which implements some of the objectives of the Corporate Strategy as reflected in the Housing Strategy. The principle aim of the Homelessness Strategy is: “To help people to find the right accommodation for their needs at the right time of their lives”</p>	<p>The SA monitors homelessness as an indicator of the extent to which the Council is meeting housing needs.</p>	<p>The SPD will not deal with homelessness directly but should contribute towards the principle aim of the Homelessness Strategy</p>

Appendix D: Sustainability Appraisal Framework

Objective	Key Questions	Indicators
Sustainable Consumption and Production		
1. To promote a strong and stable economy and prosperity for the benefit of all the district's inhabitants	<p>Will it help meet the employment needs of the local community?</p> <p>Will it help diversify the economy in general or the rural economy?</p> <p>Will it enhance the vitality and viability of town centres?</p> <p>Will it encourage or enable inward investment?</p> <p>Will it promote investment in future prosperity (for example by supporting R&D, small businesses and/or encouraging skills development)?</p>	<p>Employment land available by type (B1, B2, B8) (AMR Indicator 1)</p> <p>Amount of floor space developed for employment by type (B1, B2 B8) (AMR Indicator 2)</p> <p>Amount of floor space developed for employment by type in employment or regeneration areas (AMR Indicator 3)</p> <p>Unemployment in Warwick District (AMR Indicator 5)</p> <p>Unemployment rate as % of national unemployment rate</p> <p>Permissions granted for rural diversification schemes (AMR Indicator 7)</p> <p>Amount of completed retail, office and leisure development in town centres (AMR Indicator 36)</p> <p>Applications approved for changes of use to Use Class A3, A4 or A5 approved within café quarter (AMR Indicator 40)</p> <p>No. of business start ups, net of closures (WCC QoLR/National Statistics)</p> <p>New VAT registrations as % of existing VAT registered businesses (WCC QoLR/National Statistics)</p>

Objective	Key Questions	Indicators
2. To promote the use of sustainable transport options (i.e. walking, cycling, public transport)	<p>Will it encourage the use of public transport, walking or cycling?</p> <p>Will it help reduce traffic congestion and/or improve road safety?</p>	<p>Amount of completed non residential development within Use Classes A, B and D complying with car parking standards set out in the LDF (AMR Indicator 18)</p> <p><i>(This indicator to be expanded to include residential development once we have a set of standards)</i></p> <p>Proportion of total trips undertaken on foot in Warwick, Leamington & Kenilworth (WCC LTP Annual Progress Report, 2 yearly survey)</p> <p>Proportion of total trips undertaken by cycle in Warwick, Leamington & Kenilworth (WCC LTP Annual Progress Report, 2 yearly survey)</p>
3. To reduce the need to travel	<p>Will it reduce the overall need to travel?</p> <p>Will it help reduce the movement of goods and people by car / lorry?</p> <p>Does it help concentrate development in the urban areas or support rural communities?</p>	<p>Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre (AMR Indicator 19)</p> <p>Level of traffic in town centres and residential areas – Leamington, Warwick & Kenilworth (WCC LTP Annual Progress Report, 2 yearly survey [targets set])</p> <p><i>See also objective 10 which includes air quality</i></p>
4. To reduce the generation and disposal of waste and encourage the use of recycled materials where possible	<p>Will it encourage the management of wastes consistent with the waste management hierarchy i.e.</p> <ul style="list-style-type: none"> • Will it reduce the amount of waste generated? • Will it promote the re-use of resources? • Will it encourage recycling? • Will any residual disposal be undertaken in the least environmentally detrimental manner? 	<p>Amount of waste produced across the district per head of population (WCC QoLR)</p> <p>% of waste recycled and composted per head across the district (WCC QoLR)</p>

Objective	Key Questions	Indicators
Natural Resource Protection and Environmental Enhancement		
<p>5. To encourage the prudent use of land and natural resources</p> <p><i>(nb energy sources are covered separately – see climate change section, objectives 11 & 12)</i></p>	<p>Does it encourage land use and development that optimises the use of previously developed land and buildings?</p> <p>Will it minimise development on greenfield land?</p> <p>Will it reduce the amount of derelict, degraded or underused land?</p> <p>Does it make efficient use of existing physical infrastructure (i.e. instead of requiring new infrastructure to be built?)</p> <p>Does it encourage resource-efficient design and/or construction (in terms of water and/or raw materials)?</p> <p>Does it encourage the use of materials from alternative and renewable sources?</p>	<p>Percentage of new dwellings completed at</p> <p>(i) less than 30 dwellings per hectare;</p> <p>(ii) between 30 and 50 dwellings per hectare;</p> <p>(iii) above 50 dwellings per hectare (AMR Indicator 12)</p> <p>Percentage of housing (i.e. new and converted buildings) on previously developed land (AMR Indicator 25)</p> <p>Amount of developed employment land by type which is on previously developed land (AMR Indicator 26)</p> <p>Amount of open space lost (AMR Indicator 30)</p>
<p>6. To protect and enhance the natural environment, including habitats, species and inland waters</p>	<p>Will it protect and enhance species, habitats and sites designated for their nature conservation interest?</p> <p>Will it minimise adverse effects on ground and surface water quality?</p> <p>Will it retain the best quality agricultural land?</p>	<p>Change in areas and populations of biodiversity importance including:</p> <p>(i) change in priority habitats and species (by type)</p> <p>(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub regional significance (AMR Indicator 28)</p> <p>Biological Water Quality - % of water network graded “good” (Environment Agency from WCC QoLR)</p>
<p>7. To maintain and enhance the quality of landscapes and townscapes</p>	<p>Will it improve the landscape and visual quality of urban and rural environments?</p> <p>Will it help provide a sense of identity and local distinctiveness?</p> <p>Will it protect or enhance the setting of towns and villages?</p>	
<p>8. To encourage safe, well-designed, high quality developments that enhance the built environment</p>	<p>Will it promote design that enhances townscapes and/or landscapes?</p> <p>Will it protect or improve safety in built environments?</p>	<p>Percentage of residents that are satisfied with their neighbourhood as a place to live (WDC Citizens’ Panel)</p>

Objective	Key Questions	Indicators
9. To protect and enhance the historic and cultural environment	<p>Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?</p> <p>Will it encourage appropriate use of and/or access to buildings and landscapes of historical/cultural value?</p>	<p>Number of listed building / conservation area applications approved / refused (AMR Indicator 44)</p> <p>No. of listed buildings and archaeological sites on English Heritage's register of buildings/sites 'at risk'</p>
10. To minimise air, water, soil, light and noise pollution levels and create good quality air, water and soils	<p>Will it maintain and improve local air quality?</p> <p>Will it affect air quality in the AQMAs?</p> <p>Will it minimise pollution of water and soil?</p> <p>Will it minimise light and noise pollution levels?</p>	<p>No. of days per year when air pollution is moderate or high (WDC Environmental Health Records)</p> <p>Extent of AQMAs (WDC Environmental Health Records)</p> <p>Chemical Water Quality - % of water network graded "good" (Environment Agency from WCC QoLR)</p>
Climate Change and Energy		
<p>11. To minimise the district's contribution to the causes of climate change by:</p> <ul style="list-style-type: none"> • reducing emissions of greenhouse gases; and • increasing the proportion of energy generated from renewable and low carbon sources 	<p>Will it reduce overall energy use through increased energy efficiency?</p> <p>Will it increase the proportion of energy generated from renewable and low carbon sources?</p> <p>Will it reduce or minimise greenhouse gas emissions?</p>	<p>Renewable energy installed by type (AMR Indicator 24)</p> <p>Total domestic efficiency improvement 1996-present (WEEAC / WCC QoLR)</p> <p><i>(See also transport/accessibility indicators (AMR Indicators 18 & 19))</i></p>
12. To ensure planning and development takes account of predicted climate change including flood risk	<p>Will it reduce or minimise the risk of flooding?</p> <p>Will it minimise sensitive development in medium and high risk flood zones?</p>	<p>Number of planning permissions contrary to the advice of the Environment Agency on either flood defence grounds or water quality (AMR Indicator 27)</p>

Objective	Key Questions	Indicators
Sustainable Communities		
<p>13. To meet the housing needs of the whole community by enabling the provision of decent and affordable housing for all, of the right quantity, type, size and tenure</p>	<p>Is it enabling the housing target to be met?</p> <p>Does it provide for the development of balanced communities by encouraging an appropriate mix of housing (in terms of type, size and tenure)?</p> <p>Will it reduce homelessness and housing need?</p> <p>Will it reduce the number of unfit and empty homes?</p>	<p>Net additional dwellings for the current year (AMR Indicator 11)</p> <p>The annual net additional dwelling requirement (AMR Indicator 13)</p> <p>Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performance (AMR Indicator 14)</p> <p>Affordable housing completions (AMR Indicator 16)</p> <p>% housing completions that are affordable (HMR)</p> <p>Homeless households in priority need in temporary accommodation (HSSA)</p> <p>% private homes unfit for use (HSSA)</p> <p>no. of private dwellings empty for more than 6 months per 1000 dwellings (HSSA)</p> <p>House price (semi-detached) to earnings ratio (WCC / QoLR)</p>

Objective	Key Questions	Indicators
14. To protect, enhance and improve accessibility to local services and community facilities	<p>Will it maintain and enhance existing community facilities?</p> <p>Will it put unacceptable pressure on existing services and community facilities?</p> <p>Will it improve access to local services and facilities?</p> <p>Will it help retain/enhance village services?</p> <p>Will it help ensure that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?</p>	<p>New community facilities (AMR Indicator 43)</p> <p>Percentage of eligible open spaces managed to green flag award standard (AMR Indicator 29)</p> <p>Percentage of residents that are satisfied with sports/leisure facilities and events (WDC Citizens' Panel)</p> <p>Percentage of residents that are satisfied with parks and open spaces (WDC Citizens' Panel)</p> <p>% of district owned public buildings with access and facilities to people with disabilities (WDC Building Control records)</p> <p>No. of rural facilities and services (excl. transport) opened and closed.</p> <p><i>(See also the accessibility indicator (AMR Indicator 19))</i></p>
15. To improve health and well being	<p>Will it promote healthy lifestyles?</p> <p>Will it provide and improve access to health and social care services?</p> <p>Will it help reduce health inequalities among different groups in the community?</p> <p>Will it provide and/or enhance the provision of open space?</p> <p>Will it improve opportunities to participate in the district's cultural, sport and recreational opportunities?</p>	<p>Male/female life expectancy (WCC QoLR)</p> <p>% of residents taking 30 minutes or more moderate exercise 0, 2+ and 4+ times per week (WCC Public Satisfaction Surveys/QoLR)</p> <p><i>(See also the 'key benefit claimants' indicator below)</i></p>
16. To reduce poverty and social exclusion	<p>Will it reduce poverty and social exclusion in those areas most affected?</p>	<p>Proportion of working age population claiming key benefits (Jobseeker's Allowance, Incapacity Benefit, Severe Disablement Allowance, Disability Living Allowance and Income Support) (WCC QoLR)</p> <p><i>(See also the unemployment indicator (AMR Indicator 5))</i></p>

Objective	Key Questions	Indicators
17. Reduce crime, fear of crime and antisocial behaviour	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it reduce noise levels and/or discourage anti-social behaviour?	% of those very or fairly worried about being a victim of crime (WDC Best Value Performance Plan) No. of crimes by type recorded per 1000 population/households (WDC Best Value Performance Plan)

Abbreviations

AMR	Annual Monitoring Report
HMR	Housing Monitoring Report
HSSA	Housing Strategy Statistical Appendix
QoLR	Quality of Life Report
WCC	Warwickshire County Council
WDC	Warwick District Council

Appendix E. Table E1: Sustainability Appraisal Tables

Option 1: Prepare SPD

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
Sustainable Consumption & Production				
1. To promote a strong and stable economy and prosperity for the benefit of all the district's inhabitants	++	=	Specific guidance on the types of homes, and affordability criteria, necessary in order to meet the needs of those at the lower end of the earnings scale will lead to more homes to meet the needs of local workers, particularly at the lower end of the earnings scale. This would have the secondary effect of benefiting the local labour supply, particularly in the services and public sectors.	Very limited effects, if any, on rural economy
2. To promote the use of sustainable transport options (i.e. walking, cycling, public transport)	=	=	No effect	No effect
3. To reduce the need to travel	++	=	Specific guidance on the types of homes, and affordability criteria, necessary in order to meet the needs of those at the lower end of the earnings scale will mean more homes built to accommodate local people and hence a secondary effect of fewer local people having to move to cheaper areas and commute to work	No effect

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
4. To reduce the generation and disposal of waste and encourage the use of recycled materials	=	=	No effect	No effect
Natural Resource Protection and Environmental Enhancement				
5. To encourage the prudent use of land and natural resources <i>(nb energy sources are covered separately – see climate change section, objectives 11 & 12)</i>	=	=	No effect	No effect
6. To protect and enhance the natural environment, including habitats, species and inland waters	=	=	No effect	No effect
7. To maintain and enhance the quality of landscapes and townscapes	++	+	SPD sets out standards for development to ensure high quality internal and external design	SPD will ensure high standards of internal and external design, in keeping with the rural environment
8. To encourage safe, well-designed, high quality developments that enhance the built environment	++	++	SPD sets out standards for development to ensure high quality internal and external design. A secondary effect may be that this increases the costs of providing the homes and this may affect numbers.	SPD will ensure high standards of internal and external design, in keeping with the rural environment.

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
9. To protect and enhance the historic and cultural environment	=	=	No effect	No effect
10. To minimise air, water, soil, light and noise pollution levels and create good quality air, water and soils	=	=	No effect	No effect
Climate Change and Energy				
11. To minimise the district's contribution to the causes of climate change by: <ul style="list-style-type: none"> reducing emissions of greenhouse gases; and increasing the proportion of energy generated from renewable and low carbon sources 	+	+	SPD Guidance would require Code for Sustainable Homes Level 3 to be achieved on all affordable housing schemes.	SPD Guidance would require Code for Sustainable Homes Level 3 to be achieved on all affordable housing schemes.
12. To ensure planning and development takes account of predicted climate change including flood risk	+	+	SPD Guidance would require Code for Sustainable Homes Level 3 to be achieved on all affordable housing schemes – this takes into account climate change and sustainable drainage	SPD Guidance would require Code for Sustainable Homes Level 3 to be achieved on all affordable housing schemes – this takes into account climate change and sustainable drainage

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
Sustainable Communities				
13. To meet the housing needs of the whole community by enabling the provision of decent and affordable housing for all, of the right quantity, type, size and tenure	++	++	<p>SPD will give guidance on assessing viability of sites and the procedures where there are problems of viability.</p> <p>SPD will ensure that homes are built to meet the needs of the whole community in the proportions identified in the latest needs assessments and at occupation costs affordable to those unable to purchase on the open market.</p> <p>The standards of internal and external design will ensure "decent" homes into the longer term.</p> <p>A secondary effect may be that the affordable housing requirements and the high standards of design may affect the viability of the development, the numbers of homes provided and the potential for realising other planning gain from the development.</p>	<p>SPD Guidance will ensure that local needs surveys are effectively carried out and that exception housing meets the specific needs of those with a genuine local connection.</p> <p>The standards of internal and external design will ensure "decent" homes into the longer term.</p>
14. To protect, enhance and improve accessibility to local services and community facilities	=	=	No effect	No effect

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
15. To improve health and well being	++	++	There is a strong link between decent housing and health & well being. The SPD will produce guidance on the types of homes required to meet affordable housing needs thus contributing towards the aim of decent and affordable homes for everyone. The requirement for all affordable homes to be built to Lifetime Homes standards will assist in improving well being.	There is a strong link between decent housing and health & well being. The SPD will produce guidance on the types of homes required to meet rural affordable housing needs thus contributing towards the aim of decent and affordable homes for everyone. The requirement for all affordable homes to be built to Lifetime Homes standards will assist in improving well being.
16. To reduce poverty and social exclusion	++	++	The SPD Guidance will ensure that good quality homes are built to meet local needs at an affordable occupation cost. This will benefit young people and growing families in particular and reduce homelessness. The requirement for all affordable homes to be built to Lifetime Homes standards will assist in reducing social exclusion. The design standards including, Code for Sustainable Homes Level 3, will help to keep down the running costs of homes.	The SPD Guidance will ensure that good quality homes are built to meet local rural affordable housing needs at an affordable occupation cost. This will benefit young people and growing families in particular and reduce homelessness. The requirement for all affordable homes to be built to Lifetime Homes standards will assist in reducing social exclusion. The design standards, including Code for Sustainable Homes Level 3, will help to keep down the running costs of homes.
17. Reduce crime, fear of crime and antisocial behaviour	+	+	The SPD will set out standards of development which will include "Secure by Design" which will help reduce crime and fear of crime.	The SPD will set out standards of development which will include "Secure by Design" which will help reduce crime and fear of crime.

Table E2 Sustainability Appraisal Table**Option 2: No SPD and Rely on Local Plan Policies and Government Guidance**

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
Sustainable Consumption & Production				
1. To promote a strong and stable economy and prosperity for the benefit of all the district's inhabitants	++	=	The Local Plan policy will ensure that affordable housing is provided on appropriate sites. The extent to which it meets needs in terms of type, size and affordability is unlikely to be as great as if an SPD is produced containing more specific details. PPS3 provides guidance on the need for affordable housing to meet the needs of the local community but does not say what those needs are.	No effect
2. To promote the use of sustainable transport options (i.e. walking, cycling, public transport)	=	=	No effect	No effect

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
3. To reduce the need to travel	++	=	The Local Plan policy is less specific about housing types, sizes and affordability than an SPD would be. However, the policy will lead to the provision of more affordable homes to meet the needs of those at the lower end of the earnings scale. This will mean more homes built to accommodate local people and hence fewer local people having to move to cheaper areas and commute to work . PPS3 provides guidance on the need for affordable housing to meet the needs of the local community but says these needs should be set out in a Local Development Document	No effect
4. To reduce the generation and disposal of waste and encourage the use of recycled materials	=	=	No effect	No effect
Natural Resource Protection and Environmental Enhancement				
5. To encourage the prudent use of land and natural resources <i>(nb energy sources are covered separately – see climate change section, objectives 11 & 12)</i>	=	=	No effect	No effect
6. To protect and enhance the natural environment, including habitats, species and inland waters	=	=	No effect	No effect

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
7. To maintain and enhance the quality of landscapes and townscapes	=	=	No effect	No effect
8. To encourage safe, well-designed, high quality developments that enhance the built environment	+	++	High standards of internal and external design will be a requirement for affordable housing schemes which receive Housing Corporation grant funding only. Under current funding criteria, affordable housing provided through the planning system does not have priority for grant funding. There may be some positive effects but these will not be as great as if a SPD is produced. PPS3 requires high quality housing but does not specify standards.	Most rural exception schemes will receive Housing Corporation funding and therefore will need to meet high standards of internal and external design
9. To protect and enhance the historic and cultural environment	=	=	No effect	No effect
10. To minimise air, water, soil, light and noise pollution levels and create good quality air, water and soils	=	=	No effect	No effect

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
Climate Change and Energy				
11. To minimise the district's contribution to the causes of climate change by: <ul style="list-style-type: none"> reducing emissions of greenhouse gases; and increasing the proportion of energy generated from renewable and low carbon sources 	+	+	Code for Sustainable Homes Level 3 would only be a requirement for schemes receiving Housing Corporation grant funding. There will be some positive effects but not as great as if a SPD is produced setting out standards for all affordable homes	Most rural exception schemes will receive Housing Corporation funding and therefore will need to achieve Code for Sustainable Homes Level 3.
12. To ensure planning and development takes account of predicted climate change including flood risk	+	+	Code for Sustainable Homes Level 3 would only be a requirement for schemes receiving Housing Corporation grant funding - this takes into account climate change and sustainable drainage. There will be some positive effects but not as great as if a SPD is produced setting out standards for all affordable homes	Most rural exception schemes will receive Housing Corporation funding and therefore will need to achieve Code for Sustainable Homes Level 3 – this takes into account climate change and sustainable drainage

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
Sustainable Communities				
13. To meet the housing needs of the whole community by enabling the provision of decent and affordable housing for all, of the right quantity, type, size and tenure	+	++	<p>The Local Plan policy is less specific about site viability, housing types, sizes and affordability than an SPD would be. There may be fewer homes of the right quantity, type, size and tenure without SPD Guidance. However, the policy will lead to the provision of affordable homes to meet the needs of those at the lower end of the earnings scale.</p> <p>The Local Plan does not include specific standards of design so that although the homes will be “decent” they may not be built to the same high standard as if the SPD was applied.</p> <p>The homes may not still be “decent” in the longer term. PPS3 provides guidance on the need for affordable housing to meet the needs of the local community but says these needs should be set out in a Local Development Document.</p> <p>A secondary effect of the Policy may be that the affordable housing requirements affect the viability of the development and the potential for realising other planning gains from the development.</p>	<p>The Local Plan includes the requirement to carry out a needs survey and meet the identified local needs.</p> <p>The homes will be “decent” because most rural exception schemes will receive Housing Corporation funding and therefore will need to meet high standards of internal and external design.</p>
14. To protect, enhance and improve accessibility to local services and community facilities	=	=	No effect	No effect

Sustainability Appraisal Objectives 1-17	Effects of SPD Positive/Negative/Neutral		Commentary including Secondary, Cumulative and Synergistic Effects	
	SC11	RAP4	Policy SC11 Guidance	Policy RAP4 Guidance
15. To improve health and well being	+	+	There is a strong link between decent housing and health & well being. The Local Plan requires affordable housing to meet needs but does not contain high standards of internal and external design, or requirements for Lifetime Homes. Thus, the homes may not remain decent into the longer term.	There is a strong link between decent housing and health & well being. The Local Plan will lead to the provision of some rural affordable housing, most of which will receive Housing Corporation funding and therefore will need to meet high standards of internal and external design. This will ensure that they remain decent into the longer term.
16. To reduce poverty and social exclusion	+	++	The Local Plan policy will have a positive effect on reducing poverty and social exclusion by the provision of affordable homes. However this may not be as great as with an SPD since the SPD includes more guidance on affordability, accommodation types and standards of development. High standards of development reduce running costs and so provide households with greater disposable income.	The Local Plan will ensure that good quality homes are built to meet local rural affordable housing needs at an affordable occupation cost. This will benefit young people and growing families in particular and reduce homelessness. High standards of development reduce running costs and so provide households with greater disposable income.
17. Reduce crime, fear of crime and antisocial behaviour	=	+	Unlike the SPD, the Local Plan policy does not set down specific standards of development to include "Secure by Design" would will help reduce crime and fear of crime.	Most rural exception schemes receive grant funding and will have to apply "Secure by Design" principles.

Appendix F: Glossary and Abbreviations

Consultation statement	A statement prepared by a Local Planning Authority for a SPD under regulation 17(1) of the Town and Country planning (Local Development) (England) Regulations 2004
Development Plan Document	These documents require an independent examination and include the Core Strategy, Site Specific Land Allocations and Policies, Area Action Plans and Development Control Policies.
DPD	Development Plan Document
Indicator	a measure of variables over time, often used to measure achievement of objectives
LDD	Local Development Document
LDF	Local Development Framework
Local Development Document	A document that forms part of the Local Development Framework. Can either be a Development Plan Document or a Supplementary Planning Document.
Local Development Framework	The portfolio of local development documents. It consists of Development Plan Documents, Supplementary Planning Documents, A Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Reports. Together these documents provide the framework for delivering the spatial planning strategy for a local authority area.
Mitigation	Measures to avoid, reduce or offset potential adverse effects on the environment
Option	For the purposes of this document, 'option' is synonymous with 'alternative' in the SEA Directive. (This document also uses the word 'approach' to refer to different options).
Planning & Compulsory Purchase Act 2004	The legislation which introduced the new development planning system based on Local Development Frameworks. The Act Commenced on 28 September 2004.
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
Scoping Report	A report which sets out the methodology and scope of the appraisal work to be conducted in the Sustainability Appraisal and presents information on relevant plans, policies and programs, baseline information and sustainability issues.

SEA Directive	European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'
SPD	Supplementary Planning Document
Strategic Environmental Assessment	Required by European and UK law, this is a way of systematically identifying and evaluating the impacts that a plan is likely to have on the environment. The aim is to provide information – in the form of an Environmental Report – that can be used to enable decision makers to take account of the environment and minimise the risk of the plan causing significant environmental damage. Government guidance advises that where a plan requires both strategic environmental assessment and sustainability appraisal, that the former process should be integrated into the latter one.
Supplementary Plan Documents (SPDs)	These provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the development plan and are not subject to independent examination.
Sustainability Appraisal	Required by UK law, this is a way of systematically identifying and evaluating the contribution that a plan is likely to make to the sustainable development on an area. The aim is to provide information – in the form of an Initial Sustainability Appraisal Report and a Formal Sustainability Appraisal Report – that can be used to enable decision makers to enhance the performance of the plan with respect to its contribution to the sustainable development of the area affected.
Sustainability Appraisal Framework	This is an appraisal tool which enables sustainability effects to be described, analysed and compared.
Sustainability Appraisal Theme	A grouping of sustainability appraisal objectives with a common interest
Sustainability issues	Social, environmental and economic factors, in this case relevant to the SPD