



South Hams
District Council

**SOUTH HAMS
AFFORDABLE HOUSING
SUPPLEMENTARY PLANNING
DOCUMENT (SPD):**

SUSTAINABILITY APPRAISAL
December 2007

Prepared by

enfusion



SOUTH HAMS AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)

SUSTAINABILITY APPRAISAL

<i>date:</i>	September 2007	
<i>prepared for:</i>	South Hams District Council	
<i>prepared by:</i>	Liz Payne Barbara Carroll	
<i>checked by:</i>	Barbara Carroll	

enfusion



South Hams Affordable Housing Supplementary Planning Document (SPD): Sustainability Appraisal

CONTENTS

- 1.0** Summary and Outcomes
 - Non Technical Summary
 - Next Steps
 - How to comment on this SA Report
- 2.0** Introduction and Background
- 3.0** Methodology
- 4.0** Summary Findings and Influence of the SA
- 5.0** Monitoring

Tables: 1 Detailed SA

Appendix I SA Framework

1.0 SUMMARY AND OUTCOMES

NON TECHNICAL SUMMARY

This Sustainability Appraisal Report

- 1.1 This is a summary of the Report that documents the processes of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the South Hams Affordable Housing Supplementary Planning Document (SPD). SA assists in promoting more sustainable development through an ongoing dialogue and assessment during the preparation of spatial planning documents. SEA considers the potential impacts of planning proposals on the environment and is a requirement of European legislation. The Council commissioned independent consultants Enfusion to progress the SA work in January 2005. The SA is an iterative, ongoing process and is integral to the preparation of the Affordable Housing Strategy.

Sustainability Issues, Problems and Opportunities

- 1.2 During early 2005 a sustainability scoping process was carried out to help ensure that the SA covered the key sustainability issues that are relevant to the development planning system in South Hams. From these studies, the key sustainability problems and issues were identified as affordable housing, local employment, the Sherford New Community, high design standards for development, protection of environmental quality, second homes, car usage, and accessibility.

Method for Appraising the Sustainability of DPDs and SA Scoping Consultation

- 1.3 A Sustainability Appraisal Framework was compiled and included Objectives that aim to resolve the issues and problems identified. This approach and the proposals for testing the development planning process was written up into a SA Scoping Report (2005) that was sent to a wide range of organisations and also made available on the Council's website. Comments were invited and received from a number of these organisations; this consultation helped improve the Appraisal Framework.

SA of Affordable Housing Supplementary Planning Document (SPD)

- 1.4 Affordable Housing is a key issue for planning and sustainability in the South Hams area and this topic has been subject to SA and public consultation for the Core Strategy, Development Control Core Policies and the Affordable Housing DPD. Accordingly the significant effects have already been considered and addressed during the preparation of these higher level documents. The SPD details requirements for delivery of affordable housing and professional judgement was used with the SA

Framework to ensure that there were no further potential significant effects arising.

How the SA has influenced the SPD

- 1.5 The SA of the SPD has confirmed that there are no further potential significant adverse effects and that, overall, the Affordable Housing SPD positively and proactively promotes sustainable development.

2.0 Introduction and Background

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

- 2.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Development Documents (LDDs). This requirement is set out in Section 39 (2) of the Planning and Compulsory Purchase Act, 2004 and Planning Policy Statement 12: Local Development Frameworks, 2004. Local Development Documents must also be subject to Strategic Environmental Assessment¹² (SEA) and it is advised³ that an integrated approach is adopted so that the SA process incorporates the SEA requirements.

Affordable Housing Planning Documents

- 2.2 The Affordable Housing DPD expands upon Policy CS6 "Affordable Housing" of the adopted South Hams Core Strategy which was subject to full Sustainability Appraisal⁴ and adopted in December 2006. The DPD sets out in detail the Council's approach to the **provision** of affordable housing. It was subject to Sustainability Appraisal⁵ and public consultation in summer 2007 and is scheduled for submission in January 2007.
- 2.3 The Affordable Housing SPD sets out in detail the Council's approach to the **delivery** of affordable housing in accordance with the LDF and national policy. It includes a range of approaches, standards and mechanisms. This document reports the Sustainability Appraisal of the Affordable Housing Supplementary Planning Document (SPD).

3.0 Methodology

- 3.1 The Framework for appraising the sustainability of Local Development Documents in the South Hams area was developed during 2005 in conjunction with the Council and stakeholders. A draft list of objectives was developed from the review of relevant plans and programmes and the baseline conditions of the South Hams district to reflect the issues for sustainability and spatial planning in the area. The SA Framework is presented in Appendix 1 at the end of this report and it includes the changes made as a result of public consultation during the SA scoping stage. This Framework has been used to appraise the Core Strategy, Development Control Policies and the Affordable Housing DPD.

¹ EU Directive 2001/42/EC

² Environmental Assessment of Plans and Programmes Regulations 2004

³ ODPM, 2005 *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*

⁴ SHDC, 2006 Sustainability Appraisal of South Hams Core Strategy Submission Document

⁵ SHDC, 2007 Sustainability Appraisal of South Hams Affordable Housing DPD: Preferred Options

- 3.2 Government guidance recognises that “...the SA of SPDs will draw extensively on appraisals undertaken at the higher level for policies within the DPD and the need for new work may be limited. Generally, due to the nature of an SPD, its SA is likely to focus on a more limited range of potentially significant effects...” The topic of affordable housing has been appraised already at three levels – from Core Strategy and DC policies, through to the DPD specifically on provision of affordable housing. Accordingly the significant effects have already been considered and addressed during the preparation of the higher level LDDs.
- 3.3 However, for continuity and completeness, the elements of the SPD have been appraised using those SA objectives that have a particular relevance to affordable housing. Consideration was given to any area in Sections C Targets, D Negotiating & Funding, E Contributions, and F Management & Standards of the SPD that has specific potential significant effects. The appraisal aimed to highlight any short/long term effects, cumulative effects, and proposed mitigation; details are presented in Table 1. For the purpose of this SA, short-term is considered to be 3-5 years and longer-term to be 20 years ie the duration of the DPD.
- 3.4 These elements have been assessed using professional judgment with the Sustainability Appraisal Framework and available information, including that presented in the Plan & Programmes Review and Baseline Conditions published with the SA Scoping Report in 2005. Particular consideration has been given to the SA undertaken of the Affordable Housing DPD (June 2007).

4.0 Summary Findings & Influence of the SA

- 4.1 The issue of affordable housing has been appraised for sustainability through the Core Strategy, DC Core Policies and the specific DPD. The SA of the SPD has confirmed that there are no further potential significant adverse effects and that the details for delivery presented in the SPD will have a very positive effect for promoting community balance and vitality through ensuring that a high target of affordable housing is delivered and in ways that promote (or do not conflict with) other sustainability objectives for the South Hams area.

5.0 Monitoring

- 5.1 Monitoring the effect of the SPD will be the same as for the DPD and mainly through the recording of the number of affordable housing units achieved. Conditions requiring landscaping proposals will indicate how many schemes have had a visual impact. The levels achieved under the Code for Sustainable Homes will provide a good indicator of effects on energy use, waste and water.

TABLE 1: Sustainability Appraisal of SPD Sections C, D E & F, where relevant

1. Building Communities		
Comment	Short/long term effects	Cumulative effects and mitigation
<p>The overall aim of this SA objective is to promote community viability and balance to be achieved through a range of housing size and tenure and the reduction of social exclusion. The clarification of matters such as delivery of, and the integration of, affordable housing with market housing will be fundamental to achieving these aims.</p> <p>As per the DPD, certainty of provision and its' retention in perpetuity will be achieved through the DPD requirement for a section 106 agreement. Removal of permitted development rights will ensure that the scale of the dwellings means that interim housing will remain affordable. Provision of affordable housing in rural communities will assist in addressing the balance between local people and new residents and owners of second homes.</p> <p>The details of delivery set out in the SPD will help ensure that the objectives are met.</p>	<p>The provision of good quality affordable housing (in all forms) should improve social cohesion and reduce social exclusion.</p> <p>Clarity of expectations and detailed delivery procedures for developers should expedite provision in both the short and longer term.</p> <p>Thus the SPD will have very positive effects contributing to building more balanced communities.</p>	<p>The DPD requires that affordable housing should be indistinguishable from, and integrated with, market housing This should avoid any potential adverse cumulative impacts of the stigmatisation that can arise through concentrations of affordable housing.</p> <p>The SPD reinforces this with details of delivery such that there will be very positive cumulative effects for social inclusion.</p>

2. Access		
Comment	Short/long term effects	Cumulative effects and mitigation
The majority of affordable housing will be located on larger sites which, in line with the Core Strategy, will necessarily have good access to community facilities and employment opportunities.	The provision of rural housing can increase use of the private car for access to wider services. This can be exacerbated by the loss of local services in the short and long term.	If rural housing is focused on settlements with community services as stated in the DPD policy, this should minimise the need for the car to service day to day needs.

3. Housing		
Comment	Short/long term effects	Cumulative effects and mitigation
<p>This objective for sustainability is to ensure that all have access to a range of good quality housing for all, particularly affordable housing for identified local needs. Affordable housing was identified as a key problem for sustainability for the South Hams area during the SA scoping.</p> <p>The DPD requires a mix of accommodation; it also seeks and defines “intermediate” affordable housing which will normally take the form of shared ownership or equity homes and further widen the opportunities to provide for the needs of all. Certainty of provision and its retention in perpetuity will be achieved through the DPD requirement for a section 106 agreement. The required split between social rented and intermediate affordable will address the need for housing to meet different circumstances.</p> <p>The details of delivery set out in the SPD will help ensure that the objectives are met.</p>	<p>Bringing forward affordable housing through the allocation of, and granting permission for, larger sites may mean delay in provision. Therefore some beneficial effects of provision will probably be felt in the short term with increasing impact as the larger sites are built out; the DPD may speed up delivery by adding certainty and reducing the number of lengthy S106 negotiations.</p> <p>The details of delivery in the SPD will give developers more certainty and may facilitate the positive effects in the shorter term.</p>	<p>There should be no adverse impacts or need for mitigation.</p> <p>The construction of homes that are accessible to everybody and where the layout can easily be adapted to fit the needs of future occupants are aims of both the Code for Sustainable Homes and Lifetime Homes. The requirements for both these standards are clearly stated in Section F4 of the SPD and there should be very positive cumulative effects for sustainability.</p>

4. Quality of the Built Environment		
Comment	Short/long term effects	Cumulative effects and mitigation
The affordable housing component of sites should be as carefully designed as the market housing and the DPD requires that the affordable housing be integrated.	There should be no significant effects in the short or long term.	There should be no adverse impacts or need for mitigation.
5. Health		
Comment	Short/long term effects	Cumulative effects and mitigation
The relationship between good housing and health is clearly recognised by the Council.	Increasing benefits to health should be seen over time as more good quality affordable homes are provided.	There should be no adverse impacts or need for mitigation.
6. Employment 7. Economic Growth		
Comment	Short/long term effects	Cumulative effects and mitigation
<p>The provision of both affordable rented and shared equity housing may assist in retaining a young workforce which currently cannot enter the housing market and therefore leave the area.</p> <p>Flexible homes including home working and more affordable housing will have positive impacts in respect of reducing benefit dependency, avoiding benefit trap, and promoting economic activity. The provision of rural affordable housing will assist the objective of achieving a year round working countryside.</p>	The time scale for provision will dictate the effects but the long term effects for the economy should be positive; in the short term benefits should also occur as a result of the DPD as delivery could be speeded up.	There should be no adverse impacts or need for mitigation.

8. Landscape; 9. Land & Soil Quality; 10. Biodiversity; 11. Historic & Cultural; 12. Minerals; 14. Air Quality; 15. Waste		
Comment	Short/long term effects	Cumulative effects and mitigation
SPD Section F specifies the design and sustainability standards to be met. There should be no significant effects arising from the proposals for delivery of affordable housing.		

13. Energy; 16. Water		
Comment	Short/long term effects	Cumulative effects and mitigation
Local policy sets the requirement for affordable housing to achieve at least Level 3 Code for Sustainable Homes (SPD section F4,.4) and this will have short, long and cumulative positive effects in terms of energy efficiencies and sustainable water management. There should be no other significant effects arising from the proposals for delivery of affordable housing.		

APPENDIX 1: SUSTAINABILITY APPRAISAL FRAMEWORK

	SA OBJECTIVE	DECISION-AIDING QUESTIONS
1	Balanced Communities <i>SEA topic: Population</i>	
	Promote community viability and balance	<ul style="list-style-type: none"> ▪ Promote mixed use, mixed housing type and mixed tenure developments ▪ Encourage regeneration and enhancement of viable communities ▪ Enable independent lifestyles for the elderly and those with disabilities ▪ Provide sites for community services and facilities (education, health, recreation, social care etc) ▪ Provide sites for business and employment within communities ▪ Enable people to live near to where they work. ▪ Promote social inclusion and community ownership
2	Access <i>SEA topic: Population and Human Health</i>	
	Enhance access to jobs, education, services, cultural and leisure facilities for all	<ul style="list-style-type: none"> ▪ Enhance access, particularly in rural areas ▪ Promote accessible jobs, services and facilities such as shops, schools, banks, health centres, community centres, libraries, sports and leisure facilities, especially in under-served localities and Sherford New Community ▪ Improve quality and capacity of public transport, particularly in new developments ▪ Encourage integrated public transport ▪ Provide for basic services within walking distance of residents ▪ Reduce isolation of minorities and people with limited mobility
3	Housing <i>SEA topic: Population and Human Health</i>	
	Ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs	<ul style="list-style-type: none"> ▪ Restrict second home ownership ▪ Provide dwellings to allow local residents, including young people, to remain within their communities

4	Quality of the Built Environment <i>SEA topic: Population and Human Health</i>	
	Enhance the form and design of the built environment	<ul style="list-style-type: none"> ▪ Ensure new development is located in line with sustainable principles ▪ Promote high density in new development wherever appropriate ▪ Insist upon high design quality and respect for local character, distinctiveness and surrounding environment in new development ▪ Protect and enhance the quality of green and open spaces
5	Health <i>SEA topic: Population and Human Health</i>	
	Provide a healthy and safe environment	<ul style="list-style-type: none"> ▪ Provision of space for informal recreation ▪ Design out crime and fear of crime in local communities ▪ Contribute to a safe, secure built environment ▪ Encourage safe provision for walking and cycling ▪ Prevent unacceptable levels of noise, light, odour and air pollution, through application of the precautionary principle
6	Employment <i>SEA topic: Population and Material Assets</i>	
	Promote a range of quality employment opportunities	<ul style="list-style-type: none"> ▪ Promote reuse of redundant agricultural buildings for employment ▪ Encourage provision of jobs accessible to residents ▪ Promote a year-round working countryside ▪ Support provision of employment to allow young people to remain within their communities ▪ Support indigenous growth of small and micro businesses
7	Economic Growth <i>SEA topic: Population and Material Assets</i>	
	Promote sustainable economic development that can capitalise on the local distinctiveness of the area	<ul style="list-style-type: none"> ▪ Taking advantage of Objective II and Regional assistance from SWRDA ▪ Encourage growth of indigenous companies ▪ Encourage diversification into key growth sectors, including the environmental sector ▪ Provide for the needs of businesses (range of premises, services, infrastructure, skilled workforce) ▪ Enhance the vitality of town, district and local centres and encourage their commercial renewal

		<ul style="list-style-type: none"> Provide for the purchase of goods and use of services locally
8	Landscape <i>SEA topic: Landscape</i>	
	Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	<ul style="list-style-type: none"> Preserve and where possible enhance diverse landscape character and value Maintain a high quality of undeveloped coastal landscapes Protect and enhance the Areas of Outstanding Natural Beauty (AONB) and Dartmoor National Park Maintain and enhance hedgerow cover and traditional field boundaries
9	Land and Soil Quality <i>SEA topic: Soil and Water</i>	
	Maintain and improve the quality of land and soil in the region	<ul style="list-style-type: none"> Promote high density development Actively promote the re-use of previously developed land Remediate contaminated land Protect the best and most versatile agricultural land
10	Biodiversity <i>SEA topic: Biodiversity, Fauna and Flora</i>	
	Protect and enhance the diversity and abundance of semi-natural habitats and indigenous species	<ul style="list-style-type: none"> Promote ecologically based land management Protect and enhance valuable wildlife habitats and species, both those statutorily designated and those of local value Avoid habitat fragmentation Protect and enhance those species and habitats identified in the Devon BAP and the National BAP Protect and enhance the biodiversity value of the Coastline, including estuaries
11	Historic Environment and Cultural Heritage <i>SEA topic: Cultural Heritage</i>	
	Protect and enhance cultural resources	<ul style="list-style-type: none"> Protect and enhance valued architecture, both buildings (including listed buildings) and their settings Support locally-based cultural resources and activities Protect and improve historical and archaeological environment (landscapes, site, buildings and settings), including Scheduled

		<p>Ancient Monuments (SAMs)</p> <ul style="list-style-type: none"> ▪ Protect the important geology of South Hams district ▪ Protect and enhance Conservation Areas
12	Minerals	
	<i>SEA topic: Material Assets</i>	
	Encourage efficient exploitation of mineral resources	<ul style="list-style-type: none"> ▪ Contribute to the supply of minerals while protecting local communities and the environment ▪ Minimise demand for primary minerals and aggregates ▪ Recycle local stone, where possible, to reinforce local character
13	Energy	
	<i>SEA topic: Material Assets and Climatic Factors</i>	
	Encourage energy efficiency, and promote the generation and use of energy from renewable sources	<ul style="list-style-type: none"> ▪ Avoid exacerbating climate change by reducing energy usage (including through design of new development, and sustainable location of development to encourage accessibility by means other than the car) ▪ Support the generation and use of renewable energy, while protecting local communities and the environment ▪ Promote energy efficiency by locating development in such a way as to minimise the number of trips made by private car <p>Promote energy efficiency in the design of new development</p>
14	Air Quality	
	<i>SEA topic: Air, Climatic Factors and Human Health</i>	
	Protect and improve local and global air quality	<ul style="list-style-type: none"> ▪ Maintain or improve local air quality ▪ Reduce the number of trips made by private car ▪ Reduce CO₂ emissions ▪ Consider the longer term effects
15	Waste	
	<i>SEA topic: Water, Soil, Human Health and Population</i>	
	Encourage minimisation, reuse and recycling of waste	<ul style="list-style-type: none"> ▪ Encourage provision for local community recycling and waste management facilities, including on new developments ▪ Promote minimisation, reuse and recycling of construction materials and waste

16	Water <i>SEA topic: Water and Climatic Factors</i>	
	Protect and enhance the water environment	<ul style="list-style-type: none"> ▪ Take into account the predicted effects of climate change ▪ Protect and improve freshwater, estuarine and coastal water quality ▪ Consider the close relationship between water quality, quantity and flood risk management ▪ Increase efficient use and reuse of water resources ▪ Promote sustainable coastal and flood risk management that provides for climate change, where appropriate, in new developments ▪ Promote Sustainable Drainage Systems

Symbols used in this matrix are to be interpreted as follows:

++	Likely to contribute considerably to the achievement of the sustainability objective
+	Likely to contribute somewhat to the achievement of the sustainability objective
-	Likely to conflict somewhat with the achievement of the sustainability objective
--	Likely to conflict considerably with the achievement of the sustainability objective
●	Negligible effect on the achievement of the sustainability objective
0	No identifiable relationship with the sustainability objective
?	Level of effect on the achievement of the sustainability objective unclear