

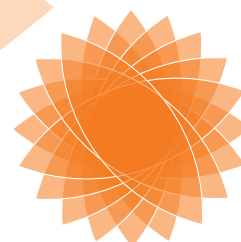


Local Development Framework

Affordable Housing
Supplementary Planning Document

Final Sustainability Appraisal Report

September 2008



districtnk
100 flourishing communities
North Kesteven District Council

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1. Purpose of the Sustainability Appraisal

1.1 North Kesteven District Council has produced a Supplementary Planning Document (SPD) on Affordable Housing to expand on Policies in the adopted North Kesteven Local Plan 2007. This Sustainability Appraisal (SA) has been produced to accompany the SPD.

1.2 Under the Planning and Compulsory Purchase Act 2004, it is a legal requirement that all Supplementary Planning Documents carry a Sustainability Appraisal. The purpose of the SA is to promote sustainable development by integrating sustainability considerations (environmental, social and economic) into the preparation and adoption of planning documents, such as SPDs and Development Plan Documents (DPDs).

1.3 The Sustainability Appraisal incorporates a Strategic Environmental Assessment (SEA) in order to comply with the European Commission Directive 2001/42/EC. The sustainability criteria that make up the SEA are highlighted in Table 1.

1.4 The SPD was adopted after public consultation and this accompanying SA was also subject to the same public consultation, in November and December 2006. The full Council meeting of 28 February 2008 resolved to approve the Council responses to the consultation representations, which resulted in no changes to the Draft SA as a result of consultation, but led to an amended version of the draft SPD being approved for adoption. However, this SA has been updated, in a Final version, to reflect the current planning policy situation, including the status of the adopted parent Local Plan Policies this SPD supplements.

1.5 The District Council prepared this Sustainability Appraisal report, on the process undertaken in November 2006 alongside the SPD preparation, and it was subsequently updated in February and March 2008, alongside the SPD, after consideration of public consultation representations. It was prepared using the approach in central Government Guidance “Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – Guidance for Regional Planning Bodies and Local Planning Authorities” (ODPM, November 2005), and in its preceding Draft Sustainability Appraisal Guidance (ODPM, September 2004).

2. An explanation of the Sustainability Appraisal process

2.1 Methodology

To appraise the Supplementary Planning Document (SPD) on Affordable Housing, the District Council is using the existing Sustainability Appraisal Criteria and Objectives previously produced and used to assess the emerging North Kesteven Local Plan, in 2002 (see list at Appendix A). The Council is using this existing information set out in the independent Sustainability Appraisal of the North Kesteven Local Plan (Lichfield Report 2002) as an Interim Measures approach and an existing resource to assist in the assessment of current draft SPDs in preparation. Sustainability objectives and indicators are based on this existing Sustainability Appraisal study. This existing SA is used as an Interim baseline in advance of

refining, developing and agreeing a future overarching SA framework to appraise the future Local Development Framework Core Strategy. The 4 statutory Environmental Consultation Bodies (at the time) under SEA (English Nature, English Heritage, Countryside Agency and Environment Agency) were approached and consulted regarding the Scope and use of these existing interim sustainability criteria, and were sent copies of the existing Sustainability Appraisal study. Whilst further indicators were suggested for future LDF SA work, they raised no objections to the use of the existing SA criteria for appraisal of this SPD. The Affordable Housing SPD is supplementary to saved policies in the adopted North Kesteven Local Plan 2007.

2.2 Process

The first stage in carrying out the Sustainability Appraisal for a Supplementary Planning Document is to establish the effect of the SPD on a list of Sustainability Criteria. A full list and definition of the Sustainability Criteria and their Objectives is provided in Appendix A. The impact of this SPD on these sustainability criteria is shown in Table 1. Where sustainability criteria are affected by the SPD the resulting effects can sometimes be monitored in a measurable form. The indicators for measuring this change are shown in Table 1 and baseline data sources are provided where possible. The criteria considered to experience the most Direct Effect of the SPD's objectives and aims have been assessed.

2.3 It is then necessary to look in more detail at the sustainability criteria that will be affected by the SPD. It is necessary to see how these criteria would be affected should the District Council choose to do one of two options: -

- (A) Not produce the SPD, or
- (B) Produce the SPD.

The results of this investigation are given in Table 2. The conclusions from this 'Options Appraisal' are given in chapter 4 below, which justifies the course of action chosen by the District Council in deciding to produce an SPD on this topic.

2.4 The SPD relates in particular to two Local Plan policies in the adopted North Kesteven Local Plan 2007. Table 3 investigates how the relevant Local Plan Policies impact on the sustainability criteria. A detailed look at how the sustainability criteria are affected by the relevant Local Plan policies is given in chapter 6 below.

2.5 The SPD has been prepared and produced in line with, or with reference to, the following national, regional and local documents:

- Planning and Compulsory Purchase Act 2004
- PPS1 – Delivering Sustainable Development (January 2005)
- PPS12 - Local Development Frameworks (September 2004 – now replaced)
- Creating Local Development Frameworks: A Companion guide to PPS12 (November 2004 – now replaced)
- PPS12 – Local Spatial Planning (June 2008)
- PPG3 – Housing (March 2000 – now replaced)
- PPS 3 – Housing (29 November 2006))

- Delivering Affordable Housing (DCLG, November 2006)
- Circular 5/2005 'Planning Obligations'
- RSS8 - Regional Spatial Strategy for the East Midlands (March 2005)
(Policy 18 – Regional Priorities for Affordable Housing)
- Draft new RSS8 – East Midlands Regional Plan (September 2006)
(Policy 15 – Regional Priorities for Affordable Housing)
- Lincolnshire Structure Plan – Adopted version (September 2006)
(Policy H4 – Affordable Housing Provision)
- North Kesteven Housing Needs Study – Fordham Research: March 2005

3. Objectives of producing guidance on 'Affordable Housing'

3.1 The Objective and purpose of the Supplementary Planning Document (SPD) are to assist the Council in meeting affordable housing needs in the District by providing guidance on the process of delivering affordable housing in accordance with Local and National Planning Policies – notably Policies H5 and H6 in the adopted North Kesteven Local Plan 2007.

3.2 The SPD expands upon and provides more guidance and detail on the process and negotiation of affordable housing delivery through the planning system in North Kesteven, particularly supplementing the adopted Local Plan Policies regarding Affordable Housing: Policy H5 – Affordable Housing, and Policy H6 – Affordable Housing on Rural Exceptions Sites. The SPD will elaborate on how these Policies are to be applied in practice, to secure affordable housing provision in development proposals. The SPD is a material consideration in the determination of planning applications.

3.3 The aim of this SPD is to set out advice and guidance to developers, landowners, Registered Social Landlords, other affordable housing providers and the wider community the process, principles and practice the District Council will adopt when determining applications involving housing provision. It will contribute to meeting the Council's housing priorities, and to ensuring that the identified housing needs in North Kesteven are met.

3.4 The SPD will guide delivery of affordable housing in the District, while at the same time providing for balanced, mixed communities. The SPD has been produced in accordance with relevant Government guidance. It will ensure a consistent approach to the provision of affordable housing across the District.

3.5 The SPD will not set a new framework, rather it will supplement existing planning policy in the adopted North Kesteven Local Plan which already sets out the framework for affordable housing requirements in North Kesteven. The additional guidance provided by the SPD will provide information on the process and mechanisms by which to negotiate an appropriate level of affordable housing to ensure that the local housing needs of the District are met.

4. Options appraisal (see also Table 2)

4.1 In considering the course of action regarding this SPD the following options were considered:

Option A – Not Produce the SPD (Do Nothing)

4.2 Do not produce a Supplementary Planning Document on securing Affordable Housing in planning schemes. At present there is no up to date specific detailed guidance or information contained in a Planning document setting out specific affordable housing planning process advice identified in Section 3.0 of this SA above.

4.3 The Council received and adopted the North Kesteven Housing Needs Assessment (HNA) in March 2005 (Fordham Research), which the Revised Deposit Draft Local Plan 2003 (para 4.36) anticipated would determine the amount and percentage of affordable housing required. Arising from the HNA findings on the extent of the affordable housing need for the District, the Council approved an Affordable Housing Interim Policy Statement (8 Sept 2005 - setting a 35% requirement), and approved a new Interim Council Affordable Housing Policy (15 Dec 2005) – which together set a 35% requirement and lower minimum scheme and site size thresholds (developments of 5 dwellings or more, or sites of 0.3ha or more). The Inspectors Report on the Local Plan Inquiry was published in July 2006 – with recommended changes to Policy H5 (Affordable Housing) and supporting housing text. The full Council meeting of 7 September 2006 agreed Proposed Modifications and decisions on the Inspector's recommended changes to the Local Plan, in response to the Inspectors Report. This included a Revised Local Plan Policy H5, with revised policy wording including a 35% requirement and a 5 dwelling/0.3ha or more threshold for all residential developments across the District. The Local Plan Proposed Modification documents, including an amended Policy H5, were placed on deposit for public consultation for six weeks, from 22 January 2007 to Monday 5 March 2007. Modifications Numbered 4/14, 4/15 and 4/16 provided revised wording covering Affordable Housing policy and affordable housing definitional issues. Following consideration of Proposed Modification consultation replies, the Council Adopted the Local Plan on 21 September 2007. The text of adopted parent affordable housing policies H5 and H6 is set out in Appendix 1 of the main SPD itself, for clarity.

4.4 Thus, whilst the adopted Local Plan and Policies (referred to above) give some guidance on general approaches to affordable housing, there is no existing local detailed planning guidance on Council process, approaches and methods for securing affordable housing, which expands on the Local Plan.

4.5 Without a SPD being produced, there will be a lack of detailed and clear full *planning* guidance on the affordable housing provision process, principles and objectives, resulting in a higher risk of poorer planning applications and decisions being made.

4.6 Without a SPD being produced now, the opportunity to generate additional local affordable dwellings would also be lost; in the light of the new challenges of

local affordable housing need, the growth in house prices since the Plan was initially prepared, and the lack of clear planning guidance; to the detriment of the community. The lack of an SPD would have a detrimental effect on meeting affordable housing needs for people in the District.

4.7 As can be seen from Table 2 this Option resulted in a mostly negative impact on the sustainability criteria.

Option B – Produce the SPD

4.8 Produce a Supplementary Planning Document on securing Affordable Housing in planning schemes. This option was considered as the most favourable. The SPD will provide clarity, better and more far-reaching advice, information and guidance on the process of securing the Affordable Housing provision required in development schemes, the type and mix of dwelling sizes, set out delivery mechanisms and re-iterates the commitment (where possible) to securing affordable housing in perpetuity.

4.9 By producing the SPD, the parameters, principles and strong need for affordable housing provision are consolidated and set out clearly for developers. By producing the SPD the overall quality of planning applications and decisions are much more likely to improve. The presence of an explanatory SPD providing clarity on process and principles would also have a positive effect on attracting developers and affordable housing providers and securing developments that contribute to meeting affordable housing needs for people in the District.

4.10 This Option, as Table 2 illustrates, has a mostly positive impact on the sustainability criteria.

5. Mitigation of negative effects

5.1 Table 2 indicates that Option B does not bring about any negative effects on the sustainability criteria; therefore no mitigating measures are required.

6. The relationship to the Local Plan

6.1 The guidance on 'Affordable Housing' is a Supplementary Planning Document (SPD) to the saved adopted North Kesteven Local Plan 2007. This Local Plan was adopted on 21 September 2007, with its policies "saved" for 3 years under the Planning Act. Any development proposal including Housing development would also be assessed against all other relevant national, regional and local planning policies as appropriate at the time to the wide range of potential proposals that may come forward.

6.2 However, there are two relevant Policies in the adopted Local Plan that the Affordable Housing Supplementary Planning Document *particularly* supplements. These are: Policy H5 - Affordable Housing, and Policy H6 - Affordable Housing on Rural Exceptions Sites. This chapter provides a detailed look at how these particular Local Plan Policies impact upon and contribute to achieving the sustainability objectives of the Appraisal's sustainability criteria. This list of Local Plan policies and the effect of these policies on the sustainability criteria are discussed below. The additional effects of the SPD on these sustainability criteria are also discussed.

6.3 **Policy H5 on Affordable Housing**
(Adopted North Kesteven Local Plan 2007) reads as follows: -

"Policy H5 – Affordable Housing

The Council will require the provision of 35% of dwelling units on new developments as affordable housing, where:

The development will create 5 or more dwellings or involves a site of 0.3 hectares or more; and

- a. a local need for affordable housing has been identified in the Council's Housing Needs Study or through another survey, the format and findings of which the Council has agreed; and***
- b. the site is within reasonable distance of local services and facilities and public transport services; and***
- c. the provision of affordable housing will not prejudice the economic viability of the development, or the realisation of other planning objectives which would outweigh the provision of affordable housing.***

For the purposes of this policy, affordable housing will include dwelling units provided at below market rents or prices, either as social-rented or intermediate housing.

The Council may consider a lower proportion of affordable dwellings on sites where the developer can demonstrate that there are exceptional development costs which affect the viability of the development.

Where the affordable housing is not to be managed by a registered social landlord, planning permission will be subject to conditions or legal agreements to ensure that priority is given to local people in occupying affordable housing, and to ensure that dwellings remain available in perpetuity for those in housing need. "

Local Plan:

6.4 This Policy H5 accords with sustainability principles, in that it provides an integrated, sustainable approach to affordable housing provision to meet housing needs. It covers the whole District and clearly sets out the site thresholds of development to be included, and the percentage requirement. Any affordable housing development proposal would also be subject to other Local Plan policies, such as the locational strategy and settlement hierarchy.

6.5 The Introductory and Justification text for Policies H5 and H6 in the adopted Local Plan (2007) provides a definition of the meaning of Affordable Housing (para 4.30). It also states the Council will use conditions and agreements (para 4.32), and that it will seek to ensure that affordable housing generated by either of these policies (where the housing is not to be managed by a registered social landlord) remains affordable in perpetuity (para 4.32).

6.6 On Policy H5, the Justification text highlights that affordable housing sites should also, in sustainable location terms, be in reasonable proximity to jobs, services, facilities and public transport provision to reduce the need to travel by car (para 4.33). It also states (para 4.38) that it generally expects affordable housing provision to be made **within the development site itself**, as part of the mix, but that equivalent provision on another site may be considered, subject to agreement.

Housing Needs Study

6.7 The Local Plan (2007) states (paras 4.34 & 4.35) the findings of the Housing Needs Assessment on the local need for affordable housing. A local Housing Needs Assessment was undertaken for the Council by Fordham Research. The resulting North Kesteven District Housing Needs Study was published in March 2005. The Council's Executive Board adopted the Study on 24 March 2005. The Study concludes that to meet the affordable housing need shortfall in the District that 462 affordable dwellings per year would be required for the period 2004/2014. This is not reflected in the general Lincolnshire Structure Plan allocation of 400 dwellings per year. This identified local need and the recognition that a significant amount of development has been taking place without making a contribution to affordable housing has led to Council approved affordable housing policy changes and the decision to produce an SPD to clarify and set out supplementary guidance.

Council Policies development

6.8 The Council considered the findings of the North Kesteven District Housing Needs Study – March 2005 (Fordham Research) on affordable housing supply. As a result of its considerations the full Council adopted a New Interim Council Affordable Housing Policy on 15 December 2005. This Interim Policy sought, across the whole District, an affordable housing contribution on residential proposals which involved a scheme for 5 or more dwellings or involves a site of 0.3ha or more. This supplemented the Council Interim Affordable Housing Policy Statement adopted by the Council's Executive Board on 8 September 2005, which set a 35% Percentage requirement, amongst other expectations.

6.9 Subsequent to this the Local Plan Inquiry Inspector's Report was published in July 2006. In its response to the Inquiry Inspector's Report Recommendations 2006

(Rec 4.21) the full Council of 7 September 2006 approved a proposed change to the Local Plan, revising the wording of Policy H5 and supporting text. This revised wording Policy H5 formed part of the Local Plan Proposed Modifications, on which public consultation took place between January and March 2007. After considering representations, the Council proceeded to adopt the Local Plan on 21 September 2007, incorporating the modifications.

Effects of SPD:

6.10 In assessing the general sustainability of affordable housing policies, the main benefits and effects of an additional SPD expanding on policies and setting out goals, principles and objectives on affordable housing will be social and economic, rather than environmental. They will be similar and expand on Local Plan Policies H5 and H6 but should be more assured because of the added clarity and evidential support provided by the Housing Needs Study and approved Council policy changes.

6.11 The principal differences between affordable housing and other types of housing are in terms of tenure and price. As such, the environmental effects of utilising the SPD are likely to be minimal or neutral.

6.12 Similarly, as the Local Plan and SPD both promote integration of affordable housing within all types of residential development in all locations, overall impact on safety and security (crime) is likely to be at least neutral.

6.13 Some benefits can be foreseen in terms of accessibility to jobs, e.g. for key workers, and higher densities in some places. Other benefits are likely to be in terms of social inclusion, health, and particularly Economy on the basis that people on lower incomes will have more opportunity to occupy modern homes, which are likely to provide safer and healthier living environments in places that are conveniently located for where they work, so Job accessibility increases.

6.14 There is no reason why the Policy or SPD related to affordable housing should adversely affect the sustainability baseline.

6.15 This Local Plan Policy H5 (2007) supports meeting Criteria 3,4,9,12,15 and 17 of the Appraisal.

6.16 The SPD supplements this H5 Policy by providing more guidance on the process and mechanisms for affordable housing delivery through the planning system (overview in Section 3 above), that will be applied to determine developers contributions to affordable housing, and preferred land management arrangements on sites including affordable housing provision.

6.17 **Policy H6 on Affordable Housing on Rural Exceptions Sites (Adopted North Kesteven Local Plan 2007)**

6.18 The Local Plan Inquiry Inspector's Report 2006 Recommended "No modification" to Policy H6 in the Revised Deposit Draft 2003 Local Plan, a Recommendation (Rec 4.24) that the full Council of 7 September 2006 accepted. The wording of Policy H6 therefore features in the adopted Local Plan 2007 as set out below.

6.19 The Policy H6 (2007) reads as follows: -

"Policy H6 - Affordable Housing on Rural Exceptions Sites

Planning permission will exceptionally be granted for development providing affordable housing for local people on sites within, or outside but closely related to, the curtilages of any settlement except Sleaford and North Hykeham (as shown on the Proposals Map), which would not otherwise be considered suitable for residential development, provided that:

- 1. A local need for affordable housing has been identified in the Council's housing needs survey or through another survey, the format and findings of which the Council has agreed;***
- 2. The need cannot reasonably be met on sites with residential planning permission or through residential allocations in this Plan;***
- 3. The development will not adversely affect the character or appearance of the area; and***
- 4. The development is of a scale that is in keeping with the identified need, and the role, status and service base of the settlement; and***
- 5. The site is within a reasonable distance of local services and facilities and public transport services.***

Unless the affordable housing is to be managed by a registered social landlord, any planning permission will be subject to conditions or agreements to ensure that local people in need of affordable homes will occupy the dwellings, and that all the benefits of low-cost provision will pass to the initial and to all subsequent occupants."

Local Plan

6.20 This Policy H6 accords with sustainability principles, in that it provides an integrated, sustainable approach to affordable housing provision on identified Exceptions sites, to meet housing needs. It also clearly sets out preferred locations for exceptions affordable housing development and types of affordable housing provision to be included.

6.21 The Policy provides a valuable contribution to affordable housing provision for those in need. In considering housing provision schemes the Policy cross references to the Locational strategy and settlement hierarchy policy requirements to ensure that development scale, character and appearance is appropriate to the

settlement and locality, and that good accessibility to services and facilities and sustainable transport provision is available.

6.22 This Local Plan Policy H6 supports meeting Criteria 3,4,9,12,15 and 17 of the Appraisal.

Effects of SPD

6.23 The SPD supplements this H6 Policy by promoting more awareness and information on the opportunities to provide affordable housing through use of Exceptions sites, where all the housing provision is to be maintained as affordable, and the use of parish-based local needs assessments. It also provides more guidance on the process and mechanisms for affordable housing delivery through the planning system (overview in Section 3 above). This process guidance also applies to preferred land management arrangements and agreements on exceptions affordable housing sites to ensure the benefits pass to all subsequent occupiers. There is no reason why the Policy or SPD related to affordable housing should adversely affect the sustainability baseline.

7. Difference the Sustainability Appraisal process made

7.1 All of the objectives and aims of the Supplementary Planning Document are compatible with the District Council's Sustainability Criteria. Therefore the exercise confirms that no changes are required to the substance of the SPD.

7.2 The Sustainability Appraisal process highlighted very clearly the value there is to be had in choosing to produce an Affordable Housing SPD.

8. Monitoring and Implementation

8.1 Once adopted, the SPD will form part of the Local Development Framework. The success, progress and sustainability effects of implementing the SPD will be monitored in the Annual Monitoring Report (AMR).

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Table 1:

Which Sustainability Criteria will be affected by the Affordable Housing Supplementary Planning Document ?

(Note: This sets out where the SPD's Objectives and aims are considered to have the Most Direct Effect on certain SA Criteria below)

SEA issue	Criteria	Direct Effect?	Indicator	Research Area	Collection Method	Baseline Data
	Environmental Issues:					
°	Air Quality					
°	Water Quality and Resources					
°	Land and soil	Y	<p>Area of previously developed land and buildings re-used for housing developments</p> <p>Number and percentage of new dwellings given permission and completed on previously developed land and buildings, and on greenfield land.</p> <p>Number and percentage of of new dwellings given permission on Exceptions sites (Policy H6 sites) (including sites: of greenfield land, outside settlement curtilages, using employment land)</p>	District Wide	Data and information drawn from planning applications approvals and completions	Existing district annual data on use of previously developed land, and greenfield land

SEA issue	Criteria	Direct Effect?	Indicator	Research Area	Collection Method	Baseline Data
°	Landscape character	Y	<p>Number and percentage of affordable housing dwellings and size of sites given permission and completed on Greenfield land, open landscape and Countryside locations.</p> <p>Assessment of changes and effects on character of undeveloped open Landscape, arising from affordable housing developments approved and completed on Greenfield Exceptions sites. (Policy H6 sites)</p>	District Wide	<p>Data and information drawn from planning applications and completions.</p> <p>Assessment of visual quality of landscape character of locality and area – before and after developments</p>	<p>None at present. To be measured from adoption of the SPD</p>
°	Nature Conservation/ Biodiversity					
°	Built Heritage, archaeology, distinctiveness, townscape					
°	Minerals resources					
°	Use of energy					

SEA issue	Criteria	Direct Effect?	Indicator	Research Area	Collection Method	Baseline Data
°	Travel and access and transport	Y	<p>Number of affordable housing developments given permission and completed on sites within a reasonable distance of, or with links to, local services and facilities. and public transport services (those with satisfactory connectivity)</p> <p>Proximity of affordable housing sites to defined settlements.</p> <p>(Goals are: Reducing need to travel, promoting sites accessible to services, use of Local Plan's locational strategy)</p>	District Wide	<p>Information on existing transport and services provision.</p> <p>Information drawn from planning permissions and legal agreements.</p> <p>Information on changes and Improvements needed in bus, rail, walking and cycling routes and services and transport infrastructure to access/ serve developments</p> <p>Data and user surveys, highway authority information</p>	<p>Highway and transport authority information and surveys</p> <p>Information drawn from annual district planning approvals and housing provision information</p>
°	Waste production and treatment and recycling					
	Social Issues:					
	Open space - and access to					
	Housing - meeting needs and affordability	Y	<p>Numbers and percentages of affordable housing Dwellings approved and completed in new build and conversion developments.</p> <p>P.T.O.</p>	District Wide	Data drawn from planning applications approvals and completions, legal agreements, and housing providers.	Annual district planning permission and housing provision information

			<p>Numbers and percentages of affordable housing Dwellings approved and completed on H6 Exceptions sites.</p> <p>Change in variety, diversity and range of housing types, number of bedrooms, and tenures in approved and completed residential new build and conversion developments.</p>			<p>None on H6 at present. To be measured from adoption of the SPD</p> <p>None on bedrooms, tenures etc at present. To be measured from adoption of the SPD</p>
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SEA issue	Criteria	Direct Effect?	Indicator	Research Area	Collection Method	Baseline Data
	Health					
	Safety and security					
	Culture, education and equality	Y	<p>Increase in variety of affordability, tenures, and dwelling sizes (more of preferred 1 and 2-bedroom units?) of residential units on development sites.</p> <p>(Goals are: Enhances and encourages elements of equality and variety of cultures, through mixing housing types and tenures and promoting adequate housing provision, taking account of local needs)</p>	District Wide	<p>Data drawn from planning applications, legal agreements and housing providers</p> <p>Public satisfaction surveys re completed developments on site</p>	None at present. To be measured from adoption of the SPD

	Economic Issues:					
	Vitality and viability of centres					
	Economy and employment	Y	<p>Changes in number & percentage of residents in affordable housing schemes in North Kesteven together with information on their jobs and proximity to their employment locations (compared against all residents)</p> <p>(Goals are: To assess potential benefits in assisting in employment growth (e.g. housing for key workers) and contribution made to improving local accessibility to job opportunities)</p>	District Wide, Lincolnshire, Regional.	<p>Data drawn from planning applications, housing providers and economic development & employment information</p> <p>Public Surveys</p>	<p>Existing and proposed Employment and place of residence information from District, County and Region.</p> <p>Number of jobs and employment opportunities created in District</p>

Table 2:

Impact of various “to do” Options on the Sustainability Criteria

	Option A – Do not produce the Affordable Housing SPD		Option B – Produce a Affordable Housing SPD	
Sustainability Criteria	Effect	Justification	Effect	Justification
Environmental Issues:				
Land and soil	Negative	Limited advice and control and uncertainty about affordable housing provision parameters, process mechanisms and contributions is likely to deter potential affordable housing developers, from proposing use of brownfield or Greenfield sites for AH provision.	Positive	More guidance and control provides clarity and supporting information on process, principles and criteria that actively helps and guides developers and housing providers and landlords to propose affordable housing provision on both brownfield and greenfield land and exceptions sites
Landscape Character	Neutral	Limited advice and control is likely to lead to exceptions affordable housing schemes that adversely affect visual landscape character.	Positive	More guidance and control provides clarity and supporting information on process, principles and criteria that actively helps and guides developers and housing providers and landlords to acceptable proposed affordable housing provision sites. In particular for H6 exceptions sites on greenfield land, or in Countryside locations, it strengthens site considerations, especially regarding landscape character

Travel and Access and Transport	Neutral	No change in whether developers consider sites in certain localities or settlements.	Positive	Providing more local guidance and control advocating site and settlement considerations and parish needs surveys that direct affordable housing and exceptions sites to more sustainable locations and settlements with good transport, services and community facilities for residents. Provides information & more certainty about the parameters, processes, opportunities in areas and is more likely to encourage affordable housing schemes
Social Issues:				
Housing - meeting Needs and Affordability	Negative	No change in whether housing developers consider developing affordable housing on sites in settlements or on exceptions sites. Lack of information on affordable housing provision process or criteria deters potential social housing investors and developers.	Positive	More guidance and control provides clarity and supporting information on process, principles and criteria that actively helps and guides developers and housing providers and landlords to acceptable proposed affordable housing provision in settlements and exceptions sites on both brownfield and greenfield land
Culture, Education and Equality	Negative	No increase in variety and diversity of dwelling bedroom sizes, tenures and affordability in District.	Positive	Increases variety and diversity of dwelling bedroom sizes, tenures and affordability in District. Enhances and encourages elements of equality and variety of cultures, through mixing housing types and tenures and promoting adequate housing provision, taking account of local needs

Economic Issues:				
Economy and Employment	Neutral	No increase in affordable dwellings to support key workers and other workers jobs and employment within District and area	Positive	Encourages more provision of affordable accommodation to support, benefit and assist in employment growth in District and area (for example, providing affordable housing for key workers) and makes contribution made to improving local accessibility to job and employment opportunities.)

Table 3:

Effect of Local Plan Policies on the Sustainability Criteria

		Local Plan Policies				
		H5	H6			
SEA issue	Sustainability Criteria					
	Environmental Issues:					
°	Land and soil	Y	Y			
°	Landscape Character	Y	Y			
°	Travel and Access and Transport	Y	Y			
	Social Issues:					
	Housing - meeting Needs and Affordability	Y	Y			
	Culture, Education and Equality	Y	Y			
	Economic Issues:					
	Economy and Employment	Y	Y			

Appendix A:

Sustainability Appraisal Criteria and Objectives

As derived from the Sustainability Appraisal of the N.K. Local Plan (Lichfield 2002).

(Numbers in brackets are the order of the 17 criteria as set out in the Lichfield Report)

Environmental

1. Air Quality (1)

- Reduce emissions to air;
- Maintain or reduce noise levels

(To limit air & noise pollution, to improve air quality)

2. Water Quality and Resources (2)

- Reduce emissions to water;
- Promote biodiversity in streams;
- Promote recycling of water; conserve resources via efficiency in use and sustainable drainage systems

(To limit water pollution, to improve water quality)

3. Land and soil (3)

- Maintain soil quality and stability;
- Promote reclamation of land;
- Promote restoration and reuse of derelict land;
- Conserve floodplain and washlands;
- Conserve designated sites (including geological sites)

(To reduce contamination, to promote re-use of previously developed land)

4. Landscape character (4)

- Maintain and enhance landscape beauty and distinctiveness;
- Maintain vistas

(Maintain & enhance landscape & countryside character)

5. Nature Conservation/ Biodiversity (5)

- Maintain and enhance biodiversity;
- Protect wildlife corridors;
- Maintain or strengthen the network of sites

(Maintain, enhance and protect biodiversity, habitats, flora and fauna)

6. Built Heritage, archaeology, distinctiveness, townscape (9)

- Protect built heritage;
- Maintain and enhance townscape and the distinctiveness of urban areas;
- Re-use buildings as appropriate;
- Promote sustainable design;
- Conserve archaeological sites

(Protect and enhance the built historic environment and its setting, and local distinctiveness)

7. Minerals resources (10)

- Conserve minerals in situ;
- Reduce use of minerals via re-use and design;
- Promote recovery of re-useable minerals resources

(Reduce use of new minerals/aggregates in construction, promote recovery and re-use)

8. Use of energy (15)

- Promote renewable energy sources and/or reduce energy consumption

(Increase renewable sourced energy; minimise energy usage through design)

9. Travel and access and transport (16)

- Reduce need to travel;
- Improve choices between modes of transport (especially public transport, cycling and walking) and improve access to transport, services and facilities

(Reduce need for car travel; improve transport choices, improve accessibility to services by sustainable patterns of development)

10. Waste production and treatment and recycling (17)

- Reduce waste production and/or promote recycling;
- Treat waste locally; reduce the transport of waste

(Minimise waste production and transportation, encourage waste recycling)

Social

11. Open space (and access to) - Healthy Living Environments (6)

- Maintain and increase total area of open space and quality of open space;
- Promote linkages between open spaces (for people and wildlife);
- Improve access to open space

(Improve open space & public access opportunities, to improve community health)

12. Housing - meeting needs and affordability (7)

- Provide a range of housing types in appropriate locations to suit the needs of the population;
- Maintain and improve provision of affordable housing

(Provide for sufficient numbers and range of housing types to cater for the housing needs of all the community)

13. Human Health (12)

- Safeguard public health via improved environmental quality and reduce health risks (e.g. radiation, pollution);
- Enhance recreational facilities

(To protect and improve health, and promote healthy lifestyles)

14. Safety and security - community safety and crime (13)

- Enhance safety measures (e.g. relating to flood risk and traffic);
- Promote crime prevention measures

(To improve community safety and reduce crime by good design)

15. Culture, education and equality (14)

- Maintain opportunities for expression of cultures;
- Enhance education opportunities and the equality of all sections of society and consider future generations;
- Take account of local needs;
- Strengthen Rights of Way and discourage severance of communities

(To improve communities' opportunities to access cultural, education, and leisure facilities)

Economic

16. Vitality and viability of centres - towns & villages (8)

- Maintain and/or enhance the attractiveness, vitality and economic viability of town centres and support local service centres in urban and rural areas;
- Provide needed services locally; enhance provision of community facilities

(Maintain, enhance and support the vitality and viability of town and village service centres. Support local provision of needed services and community facilities)

17. Economy and employment (11)

- Promote sustainable economic growth within a diverse economy;
- Promote diverse employment opportunities and provide training for employment

(To promote growth & improve access to a diverse range of employment opportunities. To provide training, re-training and investment for employment and innovation)