

Affordable Housing
Supplementary Planning Document

September 2005

SUSTAINABILITY
APPRAISAL REPORT
FINAL REPORT

Affordable Housing Supplementary Planning Document
Statement of Outcome and Summary of the Sustainability Appraisal

1. This statement is published to comply with Regulation 16 of the Environment Assessment of Plans and Programmes Regulations 2004.
2. This Sustainability Appraisal Report is published alongside the adopted Affordable Housing SPD. A Sustainability Appraisal is a way of ensuring the potential economic, social and environmental effects of the proposed Affordable Housing SPD are identified and measures are taken to remedy any detrimental effects. The SPD incorporates 8 policies to supplement policies in the adopted Borough of Charnwood Local Plan associated with affordable housing. Each of these policies was assessed individually against the 27 sustainability objectives to ensure the effects of the policies were noted and where appropriate amended to reduce any detrimental effects.
3. There has been a significant rise of house prices within the Borough. In Charnwood Borough house prices are higher than average compared to Leicestershire and the East Midlands. Although there is a considerable spread of incomes, a number of people live on relatively low incomes. Consequently, one of the most important issues is affordable housing and whether everyone within the community can have the opportunity of living in a decent home. The increase in house prices means people with a lower income find it extremely difficult to afford a house or even to rent a property. Therefore affordable housing is required for those people who cannot afford houses generally on the open market in the local area. Affordable housing is defined as both low cost market housing and subsidised housing irrespective of tenure or ownership or financial arrangements. The Affordable Housing SPD will help to ensure these aims are met and that everyone has the opportunity of a decent home.
4. House prices and incomes were considered in the Housing Needs Survey 2003, undertaken by David Coultie Associates (DCA). The assessment of annual affordable housing need and supply reveals that there is a total annual need of 1,409 units. Taking into account the supply of 749 units from re-lets of existing social housing stock there is net outstanding need for 660 units per year. This level of need, 660 units per year, significantly exceeds the number of units likely to be delivered from new acquisitions, new build or conversions, resulting in growing levels of unmet need each year. Actual new build indicates an average provision of only 100 affordable housing units per year. To address this scale of need the Affordable Housing SPD has been produced.
5. The findings of the sustainability appraisal found that there were little detrimental environmental impacts arising from the affordable housing policies in the SPD. Environmental effects were dependent upon site location and design and construction techniques. Reference to the Leading in Design SPD will help to reduce such effects. The SPD was amended to make this change. The economic benefits were considered to be through the provision of affordable housing for key workers and those on lower incomes. It would give those residents an opportunity to take up a job in this location and contribute their skills to the local economy. In addition to the economic benefits, there were a significant number of social benefits, which included creating a mix of house types and tenure in one place, creating a mixed, vibrant community with more activity which helps create a safer place and ensuring the housing stock meets the housing needs of all parts of the community.

6. The sustainability appraisal indicates that through the provision of affordable housing, located on housing sites which have a mixture of tenure, size and type of dwellings, will provide the Borough with positive social benefits, and help towards ensuring that the population of the Borough can have the opportunity of a decent home. Increasing the target of affordable housing from 15% to 30% will significantly increase the level of affordable housing provision but the opportunities to do so are limited to windfall sites. However, this may result in contributions for other things such as open space, education etc being reduced as a high amount of affordable housing is required.
7. The assessment focuses on the environmental, social and economic implications of the policies. Policy 7 of the SPD addresses the financial and legal implications and practicalities of implementation. This policy secures the affordable housing through a Section 106 agreement from developers, which is a legal document. This will make the process as quick and consistent as possible and allow developers to have a clear idea in advance of what the Council will be seeking and how it will be secured.
8. A Sustainability Appraisal Report was published alongside the draft Affordable Housing SPD for consultation purposes. A Statement of Main Issues Raised through Consultation on the draft Affordable Housing SPD is published setting out the main issues and how these issues have been addressed. There were no specific responses to the Sustainability Appraisal Report through the public consultation exercise on the draft Affordable Housing SPD. A transboundary consultation was not considered appropriate in the case of the Affordable Housing SPD.
9. Two options were considered in relation to preparing the additional guidance on Affordable Housing. These consist of:
 - a 'business as usual' approach relying on existing local plan policies; and,
 - the preparation of an Affordable Housing SPD to increase the percentage of affordable housing from 15% to 30% and to set out the Council's position on the tenure, housing mix, design and layout, on site location and long-term affordability and delivery through a Section 106 agreement.Due to the need to increase overall numbers of affordable housing and to give clear guidance to developers to know exactly what the Council expects from proposed housing developments in terms of affordable housing, the Council consider that the option of an Affordable Housing SPD is the preferred option.
10. The SPD will be monitored through a single system of monitoring for Charnwood's Local Development Framework. This will ensure that the SPD continues to meet the identified housing needs in Charnwood. The SPD will be amended to take account of the Sustainability Appraisal after the consultation period and prior to final publication.

If you would like to have the content of any part of this document explained to you in your language or to obtain copies in Braille, on audio tape or large print, please contact the Planning Policy Team (telephone 01509 634769 or email localplans@charnwood.gov.uk).

Affordable Housing Supplementary Planning Document **Final Sustainability Appraisal Report**

Introduction

11. Sustainability Appraisal is an integral part of the process for preparing Supplementary Planning Documents (SPDs). It is about making sure that, by carrying out the proposals set out in such planning documents, the aim of sustainable development is achieved. To achieve sustainable development the Government has 4 objectives:

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources and
- Maintenance of high and stable levels of economic growth and employment

12. The contribution to sustainable development is a key aim of planning. Sustainable development is simply about ensuring a better quality of life for everyone now and for future generations. A widely used definition was drawn up by the World Commission on Environment and Development in 1987;

‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs’.

13. In applying the principles of sustainable development the Council must consider how its planning documents address the four Government objectives. They should seek to achieve outcomes that enable social, environmental and economic objectives are reached together over time. Sustainability appraisal is a tool for achieving this aim.

Appraisal Methodology

14. The Council developed, with the help of Halcrow Group Ltd, an approach to Sustainability Appraisal which is at the heart of preparing the Local Development Framework documents from the outset.

15. The Planning and Compulsory Purchase Act 2004 makes Sustainability Appraisal a requirement for Development Plan Documents and Supplementary Planning Documents. Alongside this is the requirement to undertake environmental assessment of plans and programmes through the European Directive 2001/42/EC. Regulations on Local Development (SI 2004/2204) and the Environmental Assessment of Plans and Programmes (SI 2004/1633) as well as draft Government guidance on sustainability appraisal have also been taken into account in developing an approach. This includes the following stages:

- Setting the context, objectives and baseline data
- Developing and refining options
- Appraising the effects of the draft DPD or SPD
- Consultation on the Sustainability Report and draft DPD or SPD
- Monitoring the implementation of the DPD or SPD

16. The approach adopted for this Sustainability Appraisal Report follows the method developed by Halcrow Group Ltd for Sustainability Appraisal of the documents comprising Charnwood's Local Development Framework.
17. The initial Sustainability Appraisal for the Affordable Housing SPD was undertaken by Council officers in April 2005. It was updated following consideration of responses and the resulting amendments with regard to the consultation on the draft Affordable Housing SPD.

Background

18. The Sustainability Appraisal measured the policies set out in the Affordable Housing SPD against a number of sustainability objectives to establish whether there will be any significant economic, social or environmental effects. Where necessary, consideration was given to revising policy or applying measures to tackle unwanted effects. This Sustainability Report sets out how the sustainability appraisal was undertaken, the result of the appraisal and the recommendations for amendment to policy where necessary.
19. The purpose of the Affordable Housing SPD is to clarify the Council's policies on Affordable Housing, which consist of policies H/4 – General Guidance on Provision for Affordable Housing, H/5 – Affordable Housing on Unallocated Sites and H/6 – Affordable Housing in the Rural Areas, of the adopted Borough of Charnwood Local Plan. The SPD will ensure that everyone involved in the process understands how these policies on affordable housing will be implemented. It will give an overview of the housing need in Charnwood, where and when we will seek affordable housing, how we will secure it, the type of affordable housing the Borough prefers in terms of housing type and tenure, how it should be integrated into a housing site and give good practice advice to make sure the whole process runs smoothly. The document is designed to highlight, at the earliest opportunity, that affordable housing is expected from large-scale housing developments. To ensure affordable housing is provided planning obligations, through Section 106 agreements, will be used.
20. There is a shortage of affordable housing in the Borough. The Housing Needs Survey 2003 indicates that the total affordable housing need annually is for 1,409 units, of which 749 units are re-lets of the existing social housing stock. Annually, there are only on average 100 units being built for affordable housing, which means there is a shortfall. House prices in Charnwood are on average higher than those in Leicestershire and the East Midlands. Although, a considerable spread of incomes is evident, a number of people live on relatively lower incomes. Consequently, the two most important issues relate to affordability and the level of 'concealed households' living within an existing household, the majority of which are not recorded on a register of housing need. With the present relationship between incomes and property prices, only rented properties, controlled by a Registered Social Landlord, are likely to be affordable for the majority of households in housing need in Charnwood.
21. Based on the above information, the policies in the affordable housing SPD are;
 - i) The Council will seek a minimum of 30% affordable housing units on all sites for new housing which meets the thresholds described below;

- ii) The Council will seek the provision of affordable housing on all housing sites which meet the thresholds set out in Government guidance. The Council will encourage the provision of affordable housing on sites which fall below these thresholds;
- iii) On sites where affordable housing is sought the Council's priority is for the provision of social rented housing;
- iv) The size and type of dwellings sought from a development will be determined by specific local need and the nature of development;
- v) To ensure a high standard of design and to create balanced communities, the Council will expect affordable housing to:
 - Be well related to, and indistinguishable from, the market housing on site;
 - Be distributed across a number of different areas around the site;
 - Be built to the Housing Corporation's standards where appropriate; and
 - Reflects Council Supplementary Planning Documents on design.
- vi) The Council's preference is to ensure that affordable housing provision remains affordable and is occupied by local people in housing need in perpetuity by the involvement of an approved Registered Social Landlord in the ownership and management of affordable housing. In other cases appropriate arrangements will be made;
- vii) The Council will seek to negotiate a Section 106 Agreement to secure affordable housing on qualifying sites; and
- viii) In order to create mixed and balanced communities affordable housing should be provided on site.

22. Appendix I signposts the components of this Sustainability Report which make up the Environmental Report for the purposes of complying with the Strategic Environmental Assessment Directive (2001/42/EC).

Sustainability Objectives, Baseline Data and Context

23. The Affordable Housing SPD has been prepared in the context of national policy, regional policy and local policy.

At national level the guidance includes;

- Section 38 (6) of the Planning and Compensation Act 2004
- Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development' (2005)
- Planning Policy Guidance 3 (PPG3): Housing (2000)
- Planning Policy Statement 12 (PPS12): Local Development Frameworks (2004)
- Circular 6/98: Planning and Affordable Housing
- Circular 05/2005: Planning Obligations
- Sustainable Communities: Building for the Future (2003)
- Sustainable Communities: Homes for All (2005)

At regional level the guidance includes;

- Regional Spatial Strategy for the East Midlands (RSS8) (2005)
- Regional Housing Strategy

At County level the guidance includes;

- Leicestershire, Leicester and Rutland Structure Plan 1996-2016 (2005)

At Local Level the policy includes;

- Borough of Charnwood Local Plan 1991-2006 (2004)
- Charnwood Housing Strategy (2005)
- Corporate Plan to 2011/12 (2004)

The policies associated with affordable housing in the Borough of Charnwood Local Plan are;

- H/4 - General Guidance on Provision for Affordable Housing,
- H/5 - Affordable Housing on Unallocated Sites; and
- H/6 - Affordable Housing in the rural areas

24. The Corporate Plan to 2011/12 'Leading in Leicestershire' sets out the overarching priority for the Council as '*Ensuring the Borough is recognised as Leading in Leicestershire for the quality of its living environment for all*'. This SPD will support the Council's overarching priority and it relevant to the key aims of the Corporate Plan. Six aims have been identified to support achievement of the priority.

- A sustainable environment
- A clean, safe and healthy environment
- Leisure and cultural opportunities for all
- Decent homes and neighbourhoods
- An economically prosperous environment
- An excellent Council

The Affordable Housing SPD will specifically contribute to the aim 'Decent homes and neighbourhoods'.

Baseline Information

25. The Housing Needs Survey 2003 illustrates that affordability of housing is a problem in Charnwood due to an increase in house prices and a fairly low level of income for some households. The average price for all dwellings in Charnwood was, at December 2002, £126,577, which was taken from the Land Registry Database. At this time, incomes of £15,000 were needed to buy a one bedroom flat and £22,000 for a two-bedroom terrace in Loughborough, which is the cheapest location in the Borough. However, in other areas around the Borough, incomes of at least £17,500 were needed to buy a flat and £24,000 a terraced house.

26. Within the Borough there is a large proportion of houses and bungalows, which at 75.3%, is well above the national average. However there is a lack of terraced housing and flats, which is well below the national average. In the Borough there is an ageing population and an increase in the number of people aged between 20-29. The 20-29 age group will comprise new households forming which will have implications for future affordable housing need both in the short and long term.

27. 60% of households renting pay less than £60 per week and 70% or so less than £70. Of owner-occupiers, 49% of respondents paid no mortgage with a further 24% paying less than £300 per month. 7% of owner-occupier households pay in excess of £600 per month.

Below is a list of annual income of existing households;

Below £10,000	21.5%
£10,001-£15,000	14.5%
£15,001-£23,000	19.0%
£23,001-£30,000	13.5%
£30,001-£40,000	14.8%
£40,001-£50,000	7.0%
Above £50,000	9.7%

28. The data suggests there is an affordability problem arising from the relationship between local incomes and the lack of a supply of housing stock with below average prices. Based on a 95% mortgage, and a 3 times gross income lending ration, it is estimated that a new purchaser would need an annual income of £22,000, to buy a terraced property in Loughborough. This is supported by the East Midlands Housing Study of house prices to income rates, which at 2003, the ratio of average sale price to average household income was 4.60 in Charnwood.
29. The Housing Needs Survey 2003 reveals there is a total annual need of 1,409 affordable housing units, of which 749 will be from re-lets and an outstanding need of 660 houses, which projected over the years until 2011 is a total of 5,280 units. However, only approximately 100 affordable dwellings are built annually. This outstanding need of 660 affordable dwelling units significantly exceeds the supply from re-lets of existing stock and expected new supply.
30. A sustainability framework has been drawn up to assess consistently the component documents of the Charnwood Development Framework. This framework takes account of the objectives of national, regional and local planning policy, other strategies, plans and programmes and the context of the economic, social and environmental characteristics of Charnwood. The sustainability framework sets out sustainability objectives against which the proposals will be measured against to assess any significant effects. The sustainability framework is set out in Appendix II.

SPD Issues and Problems

31. Two options were considered in relation to preparing the additional guidance on Affordable Housing. These consist of:
- The Affordable Housing SPD will expand on and give further guidance about policies H/4, H/5 and H/6 set out in the adopted Borough of Charnwood Local Plan. By increasing the percentage of affordable housing from 15% to 30%, the SPD will increase the much needed housing contribution of affordable housing. It will set out the Council's position on the tenure, housing mix, design and layout (which will help prevent segregation within a site), on site location and long-term affordability and delivery through a Section 106 agreement. This SPD will enable developers to know exactly what the Council expects from proposed housing developments in terms of affordable housing; or
 - To undertake a 'Business as Usual' approach and rely on the existing adopted Local Plan policies H/4, H/5 and H/6 supplemented by other existing national, regional and local planning policy. These local plan policies state that 15% of housing on sites over 25 dwellings or 1 hectare will be for affordable housing. No clear guidance is

indicated concerning the tenure, housing mix, design and layout, long-term affordability or how it will be implemented and secured.

32. Due to the need to increase overall numbers of affordable housing, the Council consider that the option of an Affordable Housing SPD is the preferred option.

SPD Policies

33. The policies of the Affordable Housing SPD have been assessed individually against the sustainability objectives. The individual assessments are set out in Appendix III. Table A, below, illustrates those policies, which will significantly or marginally support the sustainability objectives.

Table A – Affordable Housing SPD Policies indicating Positive Effects towards Sustainability Objectives

Sustainability Objective	Significant Positive Effect		Marginal Positive Effect	
	Policies	Number	Policies	Number
To maintain and enhance biodiversity, flora and fauna		0		0
To maintain and enhance the landscape and townscape character (whilst minimising visual impacts of proposed developments)		0		0
To protect and improve surface and groundwater quality		0		0
To minimise water consumption		0		0
To protect and improve air quality		0		0
To conserve soil resources and quality		0		0
To reduce contributions to climate change		0		0
To reduce vulnerability to climate change		0		0
To conserve and where appropriate enhance the historic and cultural environment		0		0
To increase the (appropriate) re-use of previously developed land and buildings		0		0
To support the sustainable extraction, re use and recycling of minerals and aggregates resources		0		0
To manage waste in accordance with the waste hierarchy in all sectors (i.e. household, commercial and industrial)		0		0
To minimise the use of energy and optimise the use of renewable resources		0		0
To ensure the population of Charnwood can have access to a full range of appropriate public, private, community and voluntary services		0	1,2,8	3
To encourage appropriate access to the countryside, open spaces and semi urban environments (eg parks)		0		0

Sustainability Objective	Significant Positive Effect		Marginal Positive Effect	
	Policies	Number	Policies	Number
Promote a strong community where people feel they have a say in the future			01,2,3,4,5,6,7,8	8
To reduce crime, anti social behaviour and promote community safety			03,5,8	3
To ensure that the people of Charnwood have an opportunity to participate in culture, media and sport in Charnwood Borough			0	0
To ensure that the housing stock meets the housing needs of all parts of the community	1, 2, 4, 6		43, 7	2
To reduce poverty and social exclusion	1, 2		23, 4, 6, 8	4
To improve learning, skills and employability for all sectors of the community			00	0
To promote vibrant and viable settlements			01, 2, 3, 4, 5, 6, 7	8
To promote sustainable design and construction			05	1
To promote healthy life styles			0	0
To encourage sustainable economic growth			01, 2	2
To encourage efficient patterns of movement to support sustainable economic growth			0	0
To reduce disparities in economic performance			0	0

34. Table A, shown above, illustrates the Affordable Housing SPD scores positively for social sustainability objectives. These are basically marginal positive effects, which are scored. However, two of the twenty-seven objectives scored significant positive effects. These related to ensuring the housing stock meets the housing needs of all parts of the community and reducing poverty and social exclusion. However, the inability of the SPD to seek to negotiate for affordable housing on sites less than 25 dwellings or 1 hectare in rural settlements less than 3000 population may have a detrimental effect in such locations. It is not possible for the Affordable Housing SPD to redress this. No negative effects were identified.

35. It is considered the policies set out in the Affordable Housing SPD, will help ensure the population of the Borough will have the opportunity of a decent home. A number of objectives were given a 'not significant enough to score'. These included objectives such as maintain and enhance biodiversity, flora and fauna, the re-use of previously developed land etc. These objectives were dependant on where a site for housing development would be located. However, some of these objectives would be met, by taking into account policies in the adopted Borough of Charnwood Local Plan and the 'Leading in Design' Supplementary Planning Document.

36. The sustainability appraisal has highlighted some areas where the sustainability objectives are not being specifically met by this SPD. Below are the recommendations, by policy, on how to change the Affordable Housing SPD to mitigate these shortcomings.
37. The policies in the Affordable Housing SPD appear to cater for the 'general population' and do not refer to specific needs. For example, the elderly or disabled. The 2003 Housing Needs Survey found that the population is ageing and almost half of those with a special need have a mobility problem. Therefore, the affordable housing will also need to cater for this part of the population. The aims of the Affordable Housing SPD are to meet the needs of the whole community, but it is considered that if housing for this age group is not provided, then this may not be achieved.
38. Increasing the target of affordable housing from 15% to 30% will significantly increase the level of affordable housing provision. However, due to the existing housing commitments the scope to negotiate enhanced affordable housing provision is likely to be limited to windfall sites coming forward in the remaining period of the plan. Therefore the additional affordable housing provision could be limited to about 200 houses. Additionally, the increase in the amount of affordable housing required, may result in contributions from developers for other things such as education and open space being reduced.
39. The sustainability appraisal has highlighted that many of the objectives in the appraisal would be overcome if reference is given to documents such as Leading in Design SPD and also other policy in the adopted Local Plan. Both of these documents should be used as a material consideration when assessing new housing developments. If implemented correctly, they will overcome concerns associated with achieving a vibrant community and a diverse community. Leading in Design SPD has policies concerned with a mixture of house types, which includes form and tenure which should be considered in larger proposals for residential development and sustainable design and construction techniques to reduce energy and water use. If all the documents are implemented together, then a housing scheme with affordable housing should meet a number of the aims on the sustainability appraisal.

Implementation

40. The Affordable Housing SPD sits within the local planning framework through its links to Local Plan Policies H/4, H/5 and H/6. Further guidance will be set out in the emerging Leading in Design SPD, which is a framework for securing good design and sustainable construction techniques under the Charnwood Development Framework.
41. The overarching sustainability appraisal framework will set out indicators against which to measure the sustainability effects of implementing the component documents of the Charnwood's Development Framework. Such monitoring will enable any unforeseen undesirable effects and so enable corrective action to be taken. It is proposed to develop a single monitoring system for the various components of the Local Development Framework. This will be reported through an Annual Monitoring Report.
42. The indicators, which could be used to monitor the effectiveness of the Affordable Housing SPD are:

- Average percentage of affordable housing negotiated on housing developments;
- Affordable housing completions
- Average house price to incomes ratio
- Affordable housing stock

43. Please feel to contact the Planning Policy Team if you have any queries concerning this document (telephone 01509 634769 or email localplans@charnwood.gov.uk).

Appendix I - Complying with the SEA Directive

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

SEA Directive	How this Sustainability Appraisal complies with the SEA Directive.
<p>Article 4 – General Obligations Carry out an Environmental Assessment during the preparation of a plan before its adoption.</p>	A Sustainability Appraisal incorporating an environment assessment for the Affordable Housing SPD was carried out prior to publication of a draft SPD for public consultation and revised prior to its adoption.
<p>Article 5 – Environmental Report Prepare an Environmental Report including (information to be provided under Article 5(1), subject to Article 5(2) and (3) of the SEA Directive):</p>	A sustainability report incorporating the environment report was published alongside the draft SPD for public consultation and revised prior to its adoption.
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	Refer to paragraphs 18-21 and 23-24.
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;	Refer to paragraphs 25-29.
(c) the environmental characteristics of areas likely to be significantly affected;	Refer to paragraphs 26-29.
(d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Refer to paragraphs 25-29.
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	Refer to paragraphs 11-13.
(f) the likely significant effects (I) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Refer to paragraphs 33-39 and Appendix III.
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of	Refer to paragraphs 33-39.

implementing the plan;	
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Refer to paragraphs 31-32.
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Refer to paragraphs 40-42.
(j) a non-technical summary of the information provided under the above headings.	Refer to paragraphs 1-10.
Consult responsible environmental authorities on the scope and level of detail of the information which must be included in the environmental report.	The Council consulted on a Sustainability Appraisal approach with the environmental bodies.
Article 6 – Consultations Consult with responsible environmental bodies – the Countryside Agency, Environment Agency, English Heritage, English Nature – and the public on the draft plan and the Environment Report before the plan is adopted.	A sustainability appraisal report incorporating the environment report was published alongside the draft SPD for public consultation.
Article 7 – Transboundary Consultations Consult with other European Member States where there will be significant effects on the environment in another Member State.	A transboundary consultation is not considered appropriate in the case of the Affordable Housing SPD.
Article 8 – Decision Making Take into account the Environment Report and consultation responses during the preparation of the plan before it is adopted	The sustainability report and consultation responses were taken into account before the Affordable Housing SPD was adopted.
Article 9 - Information on the Decision When a plan is adopted responsible environmental bodies, the public and transboundary Member States will be informed of: (a) The plan as adopted; (b) A statement summarising how environmental considerations have been integrated into the plan, how any consultation responses have been taken into account and the reasons for choosing the plan as adopted; (c) The measures for monitoring.	Responsible environmental bodies and the public and other relevant bodies will be informed of the appropriate documents when the Affordable Housing SPD is adopted.
Article 10 – Monitoring Monitor the significant environmental effects of the implementation of plans to identify at an early stage unforeseen adverse effects and so to take remedial action.	The SPD sets out key monitoring indicators. A single monitoring system for the various components of the Local Development Framework will be developed.

	Geographic Scale						Comment
	Within the Plan Area				Regional	National /Interntl	
	Within the period Plan period		Beyond the Plan period				
Objective	Urban	Rural	Urban	Rural			
To manage waste in accordance with the waste hierarchy in all sectors (i.e. household, commercial and industrial)							
To minimise the use of energy and optimise the use of renewable resources							
Ensure the population of Charnwood can have access to a full range of appropriate public, private, community and voluntary services							
To encourage appropriate access to the countryside, open spaces and semi urban environments (eg parks)							
Promote a strong community where people feel they have a say in the future							
To reduce crime, anti social behaviour and promote community safety							
To ensure that the people of Charnwood have an opportunity to participate in culture, media and sport in Charnwood Borough							
To ensure that the housing stock meets the housing needs of all parts of the community							
To reduce poverty and social exclusion							
To improve learning, skills and employability for all sectors of the community							
To promote vibrant and viable settlements							

	Geographic Scale					Comment	
	Within the Plan Area				Regional		National /Interntl
	Within the period Plan period		Beyond the Plan period				
Objective	Urban	Rural	Urban	Rural			
To promote sustainable design and construction							
To promote healthy life styles							
To encourage sustainable economic growth							
To encourage efficient patterns of movement to support sustainable economic growth							
To reduce disparities in economic performance							
Overall Commentary [including suggestions for mitigation and enhancement]:							

Key to Matrix

→	Significant negative effect (i.e. a move away from the objective)	←	Significant positive effect (i.e. a move towards the objective)	↔	Effect depends on how the policy is implemented (one form of uncertainty)	*	There is no relationship or no significant relationship between the objective and the policy
→	Marginal negative effect (i.e. a move away from the objective)	←	Marginal positive effect (i.e. a move towards the objective)	?	It is not known whether the policy will move towards or away from the objective (another form of uncertainty)	T	Denotes a temporary effect Effects are permanent if this symbol is not used.

Appendix III - Sustainability Appraisal of Policies

1	The Council will seek a minimum of 30% affordable housing units on all sites for new housing which meets the thresholds described below.
2	The Council will seek the provision of affordable housing on all housing sites which meet the thresholds set out in Government guidance. The Council will encourage the provision of affordable housing on sites which fall below these thresholds.
3	On sites where affordable housing is sought, the Council's priority is for the provision of social rented housing.
4	The size and type of dwellings sought from a development will be determined by specific local need and the nature of development.
5	To ensure a high standard of design and to create balanced communities the Council will expect affordable housing to: <ul style="list-style-type: none"> i) be well related to, and indistinguishable from, the market housing on site; ii) be distributed across a number of different areas around the site; iii) be built to the Housing Corporation's standards where appropriate; and iv) reflect the Council's Supplementary Planning Documents on design.
6	The Council's preference is to ensure that affordable housing provision remains affordable and is occupied by local people in housing need in perpetuity by the involvement of an approved Registered Social Landlord in the ownership and management of affordable housing. In other cases, appropriate arrangements will be made to ensure that affordable housing provision remains affordable and is occupied by local people in housing need in perpetuity.
7	The Council will seek to enter into a section 106 Agreement to secure affordable housing on qualifying residential sites.
8	In order to create mixed and balanced communities, affordable housing should be provided on site.

Objective	Policies								8Comments
	1	2	3	4	5	6	7	8	
To maintain and enhance biodiversity, flora and fauna	*	*	*	*	*	*	*	*	This would depend on the specific site. The redevelopment of an existing site to make more efficient use of land will help to protect the biodiversity, flora and fauna on Greenfield sites. The potential of brownfield sites to have biodiversity interest is also recognised.. Leading in Design makes reference to maintaining, enhancing and managing biodiversity.
To maintain and enhance the landscape and townscape character (whilst minimising visual impacts of proposed developments)	*	*	*	*	*	*	*	*	Leading in Design SPD, makes reference to the design of the proposal and ensuring it maintains or enhances the landscape and townscape character.
To protect and improve surface and groundwater quality	*	*	*	*	*	*	*	*	Leading in Design makes reference to the protection and improvement of surface and groundwater quality.

Objective	Policies								8	Comments
	1	2	3	4	5	6	7			
To minimise water consumption	*	*	*	*	*	*	*	*	*	Leading in Design makes reference to surface and groundwater quality, minimising water consumption and reducing flood risk.
To protect and improve air quality	*	*	*	*	*	*	*	*	*	Leading in Design makes reference to energy efficient design
To conserve soil resources and quality	*	*	*	*	*	*	*	*	*	Redevelopment of an existing site to make more efficient use of the land will help to protect soil resources. Leading in Design makes reference to re-use of soil resources.
To reduce contributions to climate change	*	*	*	*	*	*	*	*	*	Leading in Design makes reference to reducing greenhouse gas emissions through less car use, energy efficient design and use of renewable energy.
To reduce vulnerability to climate change	*	*	*	*	*	*	*	*	*	Leading in Design makes reference to design and construction techniques that take into account the need to be adaptable to temperature change and possible increased flood risk, particularly as part of the Borough falls within the floodplain.
To conserve and where appropriate enhance the historic and cultural environment	*	*	*	*	*	*	*	*	*	No comments
To increase the (appropriate) re-use of previously developed land and buildings	*	*	*	*	*	*	*	*	*	The reuse of previously developed land will make more efficient use of land. However, affordable housing, included within a development site will not directly affect this. It will depend on where the site is proposed to be located.
To support the sustainable extraction, re use and recycling of minerals and aggregates resources	*	*	*	*	*	*	*	*	*	Leading in Design makes reference to this objective. There is potential to re-use and recycle building materials.
To manage waste in accordance with the waste hierarchy in all sectors (i.e. household, commercial and industrial)	*	*	*	*	*	*	*	*	*	Leading in Design makes reference to this objective. There is potential to re-use and recycle waste materials.
To minimise the use of energy and optimise the use of renewable resources	*	*	*	*	*	*	*	*	*	Leading in Design makes reference to this objective.
Ensure the population of Charnwood can have access to a full range of appropriate public, private, community	←	←	*	*	*	*	*	*	←	Policies 1, 2 and 8 will impact positively on this objective. Affordable housing is likely to be located on proposed large housing development sites where mixed uses and

Objective	Policies								8	Comments
	1	2	3	4	5	6	7			
and voluntary services										facilities are provided within, or in close proximity to the site, which would have a positive effect for new residents. The adopted Local Plan states that where a site is close to a range of local services and facilities and easily accessible by public transport, the Council will seek to negotiate an element of affordable housing. However, increasing the contribution of affordable housing may have an impact for other contributions such as open space, education, highways etc.
To encourage appropriate access to the countryside, open spaces and semi urban environments (eg parks)	*	*	*	*	*	*	*	*	*	Depends upon the location of the development. Larger developments will also include requirements for open space provision.
Promote a strong community where people feel they have a say in the future	←	←	←	←	←	←	←	←	←	This document will be the subject of public consultation where the public are able to comment on the policies, therefore enabling the population of Charnwood to have a say in their future.
To reduce crime, anti social behaviour and promote community safety	↔	↔	←	*	←	*	*	←	←	Policies 1 and 2 conclude that depending how the housing is designed and located will depend if the site is physically and socially accessible and cohesive and how secure the site is. Policies 3, 5 and 8, which relate to the type of housing, its design and its location in the site, create a positive impact. This will help ensure people will be in the site at different times of the day creating a safer place. Through the dispersion of the affordable housing throughout the site and ensuring a high quality design of house will help to ensure that social exclusion does not happen. Leading in Design makes reference about how housing should be designed to create a socially inclusive community and to create safer places in which to live.
To ensure that the people of Charnwood have an opportunity to participate in culture, media and sport in Charnwood Borough	*	*	*	*	*	*	*	*	*	No comments
To ensure that the housing stock meets the housing needs of all parts of the community	← ←	← ←	←	← ←	*	← ←	←	←	*	Affordable housing widens the housing available and helps those with lower incomes have the opportunity of a decent home, which helps to meet the requirements of the whole community and create a mix and balance of

Objective	Policies							8	Comments
	1	2	3	4	5	6	7		
									<p>dwelling in the community. Therefore, to meet this objective, the affordable housing will need to cater for a range of tenures and sizes to meet the needs of the whole of the community. For example, some people have lower incomes who find it difficult getting onto the housing market while there is an increasing ageing population within the Borough, where there is a greater need for sheltered housing and homes offering differing degrees of care.</p> <p>Increasing the target from 15% to 30% will significantly increase the level of affordable housing provision. However, due to existing housing commitments the scope to negotiate enhanced affordable housing provision is likely to be limited to windfall sites coming forward in the remaining period of the plan.</p> <p>However, the inability of the SPD to seek to negotiate for affordable housing on sites less than 25 dwellings or 1 hectare in rural settlements less than 3000 population may have a detrimental effect in such locations.</p>
To reduce poverty and social exclusion	← ←	← ←	←	←	↔	←	*	←	<p>It helps make available housing that some people within an area are unable to afford, which helps towards an inclusive community where all have the opportunity of a decent home to meet proven local needs. However the design approach must be consistent and not distinguish between what is affordable housing and what is family housing, which if designed incorrectly could result in social exclusion.</p>
To improve learning, skills and employability for all sectors of the community	*	*	*	*	*	*	*	*	<p>Affordable Housing may allow people to live in locations where they have access to a job.</p>
To promote vibrant and viable settlements	←	←	←	←	←	←	*	←	<p>A varied townscape with a variety of house types can create an interesting and memorable place. A range of dwelling types can provide for the diverse cultural, social and physical needs of people as well as better allowing an area to adapt to social and economic changes over time. Leading in design makes reference to the design of proposals and ensuring the design of affordable housing is of a similar quality than housing which is not</p>

Objective	Policies								Comments	
	1	2	3	4	5	6	7	8		
										affordable.
To promote sustainable design and construction	*	*	*	*	←	*	*	*		In regard to policy 5 it is considered that the mixed siting of housing across new housing developments is essential to help to create sustainable communities.
To promote healthy life styles	*	*	*	*	*	*	*	*		Increasing the opportunity for those on lower incomes to have a decent home will promote better health.
To encourage sustainable economic growth	←	←	*	*	*	*	*	*		Provision of affordable housing will allow those unable to find housing on the open market and key workers to live in the area and so contribute to the local economy.
To encourage efficient patterns of movement to support sustainable economic growth	*	*	*	*	*	*	*	*		No Comments
To reduce disparities in economic performance	*	*	*	*	*	*	*	*		No comments

Key to Matrix

→	Significant negative effect (i.e. a move away from the objective)	←	Significant positive effect (i.e. a move towards the objective)	↔	Effect depends on how the policy is implemented (one form of uncertainty)	*	There is no relationship or no significant relationship between the objective and the policy
→	Marginal negative effect (i.e. a move away from the objective)	←	Marginal positive effect (i.e. a move towards the objective)	?	It is not known whether the policy will move towards or away from the objective (another form of uncertainty)	T	Denotes a temporary effect Effects are permanent if this symbol is not used.