

DERBYSHIRE DALES DISTRICT COUNCIL

Sustainability Appraisal Scoping Report

Affordable Housing

Supplementary Planning Document

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PREFACE

In 2003 the Council approved Supplementary Planning Guidance which complemented the Affordable Housing policies contained within the Derbyshire Dales Local Plan Revised Deposit Draft.

On 24 November 2005 the Council adopted the Derbyshire Dales Local Plan. Whilst the principles of the affordable housing policies in the adopted version of the Derbyshire Dales Local Plan are not significantly different from those contained in the Derbyshire Dales Local Plan Revised Deposit Draft, there is a need to replace the existing approved SPG with a Supplementary Planning Document (SPD). This will enable the Council to provide further information on the detailed operation of the adopted affordable housing policies and bring the Supplementary Planning Document in line with the requirements of the Planning & Compulsory Purchase Act 2004.

The SPD will provide detailed guidance and certainty to developers about the requirements on the procedures the Council will operate to determine the amount, type and size of affordable housing to be provided in accordance with the policies of the Derbyshire Dales Local Plan (Adopted November 2005).

The consultation draft Affordable Housing Supplementary Planning Document is subject to an Sustainability Appraisal (SA) mandatory under the Planning and Compulsory Purchase Act 2004. The purpose is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of the SPD. The SA considers the SPD's implications, from a social, economic and environmental perspective, by assessing options and the draft SPD against available baseline data and sustainability objectives.

This Scoping Report forms the first stage of the Sustainability Appraisal (SA) of the Affordable Housing Supplementary Planning Document (SPD) and will look at the potential sustainability impacts of the Affordable Housing SPD to decide on the scope and level of detail of the SA Report.

The Report puts forward:

- Draft spatial objectives (the objectives the Council wish to see achieved on the ground);
- Sustainability objectives for the SPD;
- Baseline information collected so far;
- Identified sustainability issues;
- Sustainability indicators; and
- The structure and methodology proposed for undertaking subsequent stages of the Sustainability Appraisal (SA).

The purpose of this consultation is to seek your views on the Scoping Report. We would particularly welcome your comments on the following:

1. Have we included all the relevant plans and programmes that are of significance to the Document and Sustainability?
2. Can you suggest any other information/facts and figures that may be suitable for inclusion in the Baseline for the SPD?
3. Have we identified the main sustainability issues?
4. Have we chosen the right sustainability indicators for the SPD?
5. Have the relationships / conflicts between the Sustainability Appraisal and Spatial Objective, and also Spatial Objectives with each other – been reasonably identified?

Consultation on this Scoping report is intended to ensure that the objectives set, are appropriate, and the scope and level of detail proposed for subsequent stages of the SPD are comprehensive and robust enough to support decisions with regards to sustainability.

SECTION 1

INTRODUCTION

1.1 Sustainable Development

1.1.1 SAs are now integral producing planning documents under the Planning and Compulsory Purchase Act 2004 and the purpose of their production is to promote sustainable development through better integration of sustainability consideration into the preparation and adoption of planning documents.

1.1.2 Sustainable development is a term that is commonly used to describe the notion of ensuring a better quality of life for everyone, now and for future generations. In 1999, the UK Government set out the following four aims for sustainable development in its strategy *“A Better Quality of Life: A Strategy for Sustainable Development in the UK”*:

The four aims are:

- Social progress, which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

1.1.3 It is considered that no one of these objectives is more important than the other and that in the long term, success of one is dependent on the others.

1.1.4 Assessment of how local authorities are applying principles and addressing key aims of sustainable development in their development plan documents (DPDs) and SPDs can be achieved through Sustainability Appraisals (SAs).

1.2 Sustainability Appraisals (SAs) and Strategic Environmental Assessment (SEAs)

1.2.1 SAs provide a tool for identifying sustainable approaches for dealing with key planning issues and environmental problems. These are applied as an integral part of the development plan process.

1.2.2 In preparation of SPDs, Authorities must also comply with the requirements of European Strategic Environmental Assessment (SEA) Directive 2001/42/EC on the “Assessment of the Effects of Certain Plans and Programmes on the Environment”. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. Reference to the environment in this document is broadly acknowledged to include population, human health, cultural heritage, material assets, flora, fauna, climatic factors, landscape, biodiversity, air, water and soil.

1.2.3 Whilst the SEA Directive focuses primarily on environmental effects, the SA process encompasses assessment of socio-economic as well as environmental aspects of strategies, policies and programmes. This assessment helps to determine the extent to which the implementation of specific strategies, policies or programmes will accord with the objectives by which sustainable development can be defined.

1.2.4 The requirements of the SA and SEA are distinct. However, it is possible to satisfy both through a single appraisal. The requirements of the SEA Directive can be integrated into Sustainability Appraisals. References made to SAs in subsequent sections of this report should be taken to include such integration.

1.3 Applying SAs to the Supplementary Planning Document Preparation Process

1.3.1 The SPD preparation process can be divided into five main stages:

- **Pre-production** Survey and evidence gathering leading to the decision to prepare a SPD;
- **Production** Preparation of options and then preferred option(s) in consultation with the community and formal participation on these;
- **Assessing the Effects of the Preferred Option(s);**
- **Consultation on the Preferred Options and Sustainability Appraisal Report;**
- **Adoption** Adoption, monitoring and review of the SPD.

1.3.2 This Scoping Report is the first stage of the process and assesses the potential effects of the SPD to decide the level of detail of the Sustainability Appraisal.

1.3.3 The final outcome of the Scoping Report will be the Sustainability Appraisal Framework which will provide the structure and scope of the final Sustainability Appraisal. Figure 1 below provides an outline of the process against the production of the SPD.

Figure 1 : Sustainability Appraisal and Supplementary Planning Document Process

| Stage | Stage – SPD | Stage - SA | Timetable |
|-------|--|--|---|
| 1 | Collect baseline information | Produce and consult (5weeks) on SA Scoping Report. | January 2006 |
| 2 | Prepare draft SPD (Consult on Issues and Options of the SPD if necessary) | Develop and refine options and assess effects of preferred options (Consult on an Initial Sustainability Report along side the Issues and Options if necessary) | The Council does not intend to consult upon an initial SA report or Issues and Options for the SPD. This is because the Council considers that the Scoping Report has not raised any conflicts issues that would merit detailed discussion on an Issues and Options consultation. |
| 3 | Public consultation draft SPD | Public consultation on the Sustainability Appraisal Report. | March 2006 |
| 4 | Amend SPD in response of consultation | Undertake Sustainability Appraisal on significant and valid changes to the SPD | March 2006 |
| 5 | Adoption of SPD | Produce a statement of changes to SPD in response to SA process and consultation | September 2006 |
| 6 | | Publish information on final monitoring arrangements. | September 2006 |
| 7 | Monitoring the effects of the SPD against the effects identified in the Sustainability Appraisal Report. | | Ongoing |

Source: ODPM -Sustainability Appraisal of Regional and Spatial Strategies and Local Development Documents, Guidance for Regional Planning Bodies and Local Planning Authorities November 2005.

1.4 Secondary, Cumulative and Synergistic Effects

1.4.1 Many sustainability problems result from the accumulation of multiple, small and often indirect effects. As a result, secondary, cumulative and synergistic effects should be considered throughout as part of the SA and SPD preparation process.

- **Secondary or indirect effects** are those that are not a direct result of the plan, but occur away from the original effect;
- **Cumulative effects** arise for example where several developments each have insignificant effects, but together have a significant effect' and
- **Synergistic effects** interact to produce a total effect greater than the sum of the individual effects.

The cumulative effects of proposals will be considered in assessment of the preferred options of the supplementary planning document.

1.5 Identified Issues

The SA Report that will be produced as part of the preferred option stage will include descriptions of how and by whom appraisal were undertaken and discuss technical, procedural and other difficulties encountered or envisaged. The table shown in Figure 2 will be used to document this.

Figure 2 – How the report was Prepared, Problems Encountered / Issues Identified

| Stage | Who Carried this out | When | Problems Encountered / Issues Identified |
|-------|----------------------|------|--|
| | | | |
| | | | |

SECTION 2 BASELINE

2.1 Background

This section:

- sets out the baseline for the sustainability process;
- helps to set the context of the SPD;
- defines the SPD's objectives;
- decides on the scope and level of detail required of the SA;
- sets out the Sustainability Framework so that the SPD options may be evaluated consistently and comprehensively. A list of social, environmental and economic indicators are chosen, against which they can be assessed. These are set out in the Sustainability Appraisal Framework which link the indicators to sustainability objectives.; and
- develops the proposed draft objectives of the SA to reflect sustainability issues relevant to the Derbyshire Dales. These are guided by baseline data collected on the District which informs the current state of the area and past trends, and highlight any implications for achieving sustainable development. SA objectives provide an indication of the social, environmental and economic direction desired for the District, taking into account other plans, programmes and objectives issued by Central Government.

The development of affordable housing assists the District Council in its aim to improve the quality of life for the communities of the Derbyshire Dales. It is a key priority of the Council to improve the supply of decent, affordable homes for local people (Corporate Plan 2005-2006), and therefore it is an important function of both the Local Plan and the Council's Housing Strategy to enable the provision of affordable housing. Objective 2 of the Derbyshire Dales Housing Strategy states

“to enable the provision of new affordable housing appropriate to the needs of the local population”.

This Supplementary Planning Document is being produced to clarify the Council's planning policies on Affordable Housing, as set out in the Derbyshire Dales Local Plan (Adopted November 2005). To ensure that the amount of affordable housing provided by developers reflects the needs of the area in which sites are brought forward, and to reflect government planning policy, the Derbyshire Dales Local Plan (Adopted December 2005) sets out different locational requirements for the provision of affordable housing. The relevant policies that the Supplementary Planning Document will complement are:

Policy H10 Affordable Housing Within The Settlement Framework of Market Towns;

Policy H11 Affordable Housing Within The Settlement Frameworks of Other Settlements;

Policy H12 Alternative Provision For Affordable Housing Outside Settlement Frameworks;

Policy H13 Affordable Housing Exceptional Sites in Rural Areas

2.2 SPD (Spatial) Objectives

2.2.1 Five key objectives have been identified for this SPD. These set out desired outcomes the Council will aim to achieve through its implementation.

- Spatial Objective 1:*** To provide detailed guidance on the procedures the Council will operate to determine the amount, type and size of affordable housing to be provided in accordance with the policies of the Derbyshire Dales Local Plan (Adopted November 2005).
- Spatial Objective 2:*** To provide certainty to developers about the requirements on affordable housing as part of residential developments.
- Spatial Objective 3:*** To provide detailed guidance on the amount of financial contribution in lieu of on site provision of affordable housing.
- Spatial Objective 4:*** To demonstrate to local residents that the Council is being proactive in seeking to deliver an increase in the availability of affordable housing to meet local housing needs.
- Spatial Objective 5:*** To provide principles on the design, appearance and layout of affordable housing.

2.3 Identifying Other Plans, Programmes and Sustainability Objectives

2.3.1 A number of plans, programmes and sustainability objectives that are relevant to the SPD process have been identified at an international, national, regional and local level. The content of these must be reflected in the production and review of sustainability objectives, and strategies, programmes and objectives of the SPD. A list of those considered most relevant to the preparation of the SPD is set out below in

2.3.2 The relationship between these plans, programmes and objectives will be identified, and where conflicts arise, the precedence between levels or types of plans, extent to which they accord with current policy or legal requirements and their relevance to local circumstances in the District will be considered.

Figure 3 - Plans and Programmes

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|------------------------|---|---|---|---|
| A International | | | | |
| 1 | <p>European Strategy on Sustainable Development</p> <p>The EU's Sustainable Development Strategy aims, for a more prosperous, cleaner and fairer Europe. Sustainable Development is an overarching concept. The EU Treaty requires the integration of sustainable development into all European policies, so they are designed in a balanced and mutually reinforcing way to meet economic, environmental and social objectives.</p> | <p>Seeks to ensure a better quality of life for present and future generations and to promote strategies which allow for sustained economic growth which support social progress and respect the local environment.</p> <p>No identified targets (any targets or indicators should be translated into national legislation or guidance)</p> | <p>Ensure that this is expressed in the SPD</p> | <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> |
| 2 | <p>The Sixth Environmental Action Programme of the European Community 1600/2002/EEC</p> <p>Promotes the sustainable use of natural resources and the urban environment.</p> | <p>No specific targets on affordable housing</p> | <p>N/A</p> | <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|---|--|--|---|--|
| B National | | | | |
| 3 Securing the Future - UK Sustainable Development Strategy (2005) | | | | |
| | Four aims of sustainable development : social progress which recognise the needs of everyone; effective protection of the environment; prudent use of natural resources; and maintenance of high and stable level of economic growth and employment. | <p>Reduce the proportion of unfit housing stock</p> <p>Reduce the need to travel and improve choice in transport</p> <p>Achieving a better quality of life for everyone</p> <p>Improve access to education, jobs, leisure and services</p> <p>Ensuring that everyone has the opportunity of a decent home.</p> | <p>Ensure that this is expressed in the SPD</p> <p>Relevant for DPD</p> <p>Ensure that this is expressed in the SPD</p> <p>Relevant for DPD</p> <p>Relevant for DPD</p> | <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria. N/A</p> <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria. N/A</p> <p>N/A</p> |
| 4 Sustainable Communities Plan (2003) | | | | |
| | <p>This is a programme of action to tackle pressing problems in our communities in England: homes are unaffordable in some areas, but are being abandoned in others. We need decent homes and a good quality local environment in all regions.</p> <p>This document marks a step change in our approach; a strengthened determination by government to reverse, over the next 15-20 years, some damaging, deep-seated trends.</p> <p>It is part of the Government's wider drive to raise the</p> | <p>£5bn for more affordable homes, including:</p> <p>At least £1bn for key worker housing.</p> <p>Support for people who wish to move into home ownership.</p> | <p>Ensure that this is expressed in the SPD</p> <p>N/A</p> <p>Ensure that this is expressed in the SPD</p> | <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria. N/A</p> <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|----------|--|---|--|--|
| | quality of life in our communities through increasing prosperity, reducing inequalities, more employment, better public services, better health and education, tackling crime and anti-social behaviour, and much more. It reflects our key principles for public service reform: raising standards, devolving and delegating decision-making, providing greater flexibility over use of resources and choice for customers | Action on empty properties. New focus on helping people into home ownership | Ensure that this is expressed in the SPD Ensure that this is expressed in the SPD | Reflect the key objective in the SA Framework and objectives and appraisal criteria. Reflect the key objective in the SA Framework and objectives and appraisal criteria. |
| 5 | Sustainable Communities Plan in the East Midlands | | | |
| | This East Midlands Regional Action Plan provides the tools to build successful, thriving and inclusive communities - communities in which people want to live and which: <ul style="list-style-type: none"> • Addresses the shortage of all housing • Addresses low demand and abandonment • Seeks to secure decent homes • Promotes liveability • Seeks to protect the countryside | To meet the need for affordable housing, in rural areas where mortgage costs as a percentage of household income are on average some 13% higher than in urban areas | Ensure that this is expressed in the SPD | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |
| 6 | Rural White Paper | | | |
| | This sets out a vision for a living, working, vibrant and protected countryside, which is to be delivered through investment in services, better delivery and improving the social, economic and environmental dimensions of country life. Although there is some consideration of the environmental and social aspects of the countryside in this paper, much of the emphasis is on reinvigorating the rural economy, and it is certainly this aspect that has prominence in the promotion of the new growth areas. | <ul style="list-style-type: none"> • Doubling funding for the Housing Corporation between 2000 and 2003 to benefit both rural and urban areas; • Doubling the size of the Housing Corporation's programme in small rural settlements from 800 to 1,600 homes a year; • Local authorities able to charge the full council tax on second homes and retain extra revenue (subject to consultation); • Better use of the planning | Ensure that this is expressed in the SPD | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|--|--|---|---|---------------------|
| | <p>system to secure more affordable homes as part of mixed developments in market towns and rural areas. There is no reason why, in small villages if there is evidence of need and subject to financial viability, every new market house should not be matched with an affordable home;</p> <ul style="list-style-type: none"> • Better designed homes to fit in with rural surroundings. | | | |
| 7 | Building a Better Quality of Life | | | |
| <p>This Strategy aims to provide a catalyst for change in construction across the United Kingdom. It identifies priority areas for action, and suggests indicators and targets to measure progress. The Government will use the Strategy as a framework to guide its policies towards construction², and will encourage people involved in construction to do the same.</p> | <p>to promote awareness and understanding of sustainable construction</p> <p>to set out how the Government expects the construction industry to contribute to sustainable development</p> <p>to stimulate action by individual businesses to set, and monitor their progress towards, targets for more sustainable construction which require continuous improvement.</p> | <p>Ensure that this is expressed in the SPD</p> <p>Ensure that this is expressed in the SPD</p> <p>Ensure that this is expressed in the SPD</p> | <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> | |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|----------|---|---|---|---|
| 8 | Urban White Paper | | | |
| | <p>The white paper explains how our cities can function as economic powerhouses, helping to achieve the Government's core objective of increasing sustainable growth and employment for all and bringing benefits not just for their own population but to the surrounding region. It also targets those areas that are striving to renew their economic identity and which are seeking to take full advantage of the rapid growth in new industries.</p> | <p>People living in attractive, well-kept towns and cities which use space and buildings well</p> <p>Good design and planning which makes it practical to live in a more sustainable way, with less noise, pollution and traffic congestion</p> <p>towns and cities able to create and share prosperity, investing to help all their citizens reach their full potential;</p> | <p>Ensure that this is expressed in the SPD</p> <p>Ensure that this is expressed in the SPD</p> | <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> |
| | | <p>good quality services health, education, housing, transport, finance, shopping, leisure and protection from crime that meet the needs of people and businesses wherever they are.</p> | <p>Ensure that this is expressed in the SPD</p> | <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> |
| 9 | PPS1 – Creating Sustainable Communities | | | |
| | <p>The Government is committed to developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. This means meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all citizens.</p> <p>Regeneration of the built environment alone cannot deal with poverty, inequality and social</p> | <p>Ensure that the impact of development on the social fabric of communities is considered and taken into account;</p> <p>Seek to reduce social inequalities;</p> | <p>Ensure that the advice is expressed in the SPD.</p> <p>Ensure that the advice is expressed in the SPD.</p> | <p>Reflect the key objectives in the SA Framework, objectives and appraisal criteria.</p> <p>Reflect the key objectives in the SA Framework, objectives and appraisal criteria.</p> |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|-----------|--|---|--|---|
| | exclusion. These issues can only be addressed through the better integration of all strategies and programmes, partnership working and effective community involvement. Development plans should promote development that creates socially inclusive communities, including suitable mixes of housing | <p>Address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;</p> <p>Take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;</p> <p>Deliver safe, healthy and attractive places to live;</p> | <p>Ensure that the advice is expressed in the SPD.</p> <p>Ensure that the advice is expressed in the SPD.</p> <p>Ensure that the advice is expressed in the SPD.</p> | <p>Reflect the key objectives in the SA Framework, objectives and appraisal criteria.</p> <p>Reflect the key objectives in the SA Framework, objectives and appraisal criteria.</p> <p>Reflect the key objectives in the SA Framework, objectives and appraisal criteria.</p> |
| | | support the promotion of health and well being by making provision for physical activity. | Ensure that the advice is expressed in the SPD. | Reflect the key objectives in the SA Framework, objectives and appraisal criteria. |
| 10 | PPG3 - Housing (2000) | | | |
| | <p>Advises that the need for affordable housing is a material planning consideration that should be taken into account in formulating development plan policies and deciding planning applications involving housing.</p> <p>Plan to meet the housing requirements of the whole community, including those in need of affordable and special</p> <p>Provide wider housing opportunity and choice and a mix in the size, type and location of housing that is</p> | <p>No target</p> <p>National target – By 2008 60% of housing should be provided on previously developed land and through conversion of existing buildings</p> <p>No target</p> | <p>Ensure that advice is expressed in the SPD.</p> <p>Not appropriate to the SPD, needs to be reflected in DPD policy</p> <p>Ensure that that this objective is expressed in the</p> | <p>Reflect the key objectives in the SA Framework, objectives and appraisal criteria.</p> <p>Reflect the key objectives in the SA Framework, objectives and appraisal criteria.</p> <p>Reflect the key objectives in the SA Framework,</p> |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|-----------|---|--|---|--|
| | currently available and seek to create mixed communities | | SPD | objectives and appraisal criteria. |
| | PPGs makes it clear that Local Plan Policies should indicate how many affordable homes need to be provided throughout the plan area and identify suitable areas an site on which affordable housing is to be provided and the amount of provision which will be sought. | An indicative target of 998 dwellings are required to be provided as affordable housing for the period 2002-2011 within the Local plan Area | Ensure that that this objective is expressed in the SPD | Reflect the key objectives in the SA Framework, objectives and appraisal criteria. |
| 11 | Update – PPG3 : Housing: Planning for Sustainable Communities in Rural Areas (replacement paragraph 18, 2004) | | | |
| | Adds that affordable housing provision may also be supplemented by “an exception policy” in rural area in order to meet local needs. This enables the Council to grant planning permission on land within or adjoining existing villages below 3,000 population, which would not normally be released for housing, be it for windfalls or allocations | No target | Ensure that advice is expressed in the SPD. | Reflect the key objectives in the SA Framework, objectives and appraisal criteria. |
| 12 | Circular 6/98: Planning and Affordable Housing | | | |
| | Encourage the development of mixed and balanced communities | No target | Ensure that these objectives are expressed in the SPD | Reflect the key objectives in the SA Framework, objectives and appraisal criteria. |
| | Ensure a mix of dwellings types and sizes whether through new build or conversions | No target | Ensure that these objectives are expressed in the SPD | Reflect the key objectives in the SA Framework, objectives and appraisal criteria. |
| | Where there is evidence of need for affordable housing seek an element of such housing on suitable sites (suitable sites are defined as sites of 25 or more dwellings or 1 hectare in size or in rural areas with a population of 3000 or fewer 15 dwellings or 0.5 hectares) | 15 dwellings or 0.5 hectares in rural area with a population of 3000 or fewer and on all other sites of 25 or more dwellings or 1 hectare in size based upon need. | Ensure that these objectives are expressed in the SPD | Reflect the key objectives in the SA Framework, objectives and appraisal criteria. |
| 13 | PPS7 Sustainable Development in the Countryside | | | |
| | Good quality, carefully sited development within existing towns and villages should be allowed where it benefits the community, maintains or enhances the | No target | Ensure that advice is expressed in the SPD. | Reflect the key objectives in the SA Framework, objectives and appraisal |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|-----------------|---|---|---|---|
| | <p>local environment and does not conflict with other policies</p> <p>Accessibility should be a key consideration in all development decisions.</p> | | | criteria. |
| Regional | | | | |
| 14 | East Midlands Regional Spatial Strategy (March 2005) | | | |
| | <p>The RSS provides a broad development strategy for the East Midlands up to 2021. The indicator set out in Policy 18 is a guide to the level of affordable housing required at the regional level. This will be re-assessed when the overall housing provision figures are reviewed. The Regional Housing Strategy has also highlighted a number of key sub-area issues:</p> <p>Peak Sub-Area: Pressure from tourism and the demand for second, retirement and commuter homes have increased house prices. Securing affordable housing which remains available to local people is a priority.</p> | <p>The level of affordable housing to be provided should be justified by local housing need assessments, preferably based on housing market or journey to work areas, as well as an assessment of the viability of seeking a particular proportion of affordable housing from such developments. The appropriate indicator for monitoring whether affordable housing need across the East Midlands as a whole is being met is around 3,950 dwellings per annum.</p> | <p>Compare with target derived for the Housing Needs Study.</p> | <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> |
| 15 | East Midlands Regional Housing Strategy (2004 – 2010) | | | |
| | <p>The Regional Housing Strategy (RHS) delivers national housing priorities, set out in the Sustainable Communities Plan, in a way that is appropriate to the East Midlands and has been informed by stakeholders in the region. It provides guidance on regional priorities for regional stakeholders.</p> | <p>Policy 1- Increasing the Quantity and Improving Delivery of Appropriate High Quality Affordable Housing for All Communities</p> <p>The RHB, the Regional Assembly as the Regional Planning Body (RPB) and key local partners will work together to develop sub-regional housing need and market assessments. These assessments will enable the</p> | <p>Ensure that advice is expressed in the SPD</p> | <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|--------------|--|--|--|--|
| | determination of specific regional and sub-regional/local affordable housing targets. | | | |
| 16 | East Midlands Integrated Regional Strategy (January 2005) | | | |
| | Improving access to services and opportunities, including affordable housing and cultural activities | Ensure that all social housing meets the standards of decency by 2010 and increase provision of affordable homes. | Ensure that advice is expressed in the SPD | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |
| Local | | | | |
| 17 | Derbyshire Dales District Council (Adopted November 2005) | | | |
| | <p>To ensure that the amount of affordable housing provided by developers reflects the needs of the area in which sites are brought forward, and to reflect government planning policy, the Derbyshire Dales Local plan (Adopted November 2005) sets out different locational requirements for the provision of affordable housing.</p> <p>Policies H10 and H11 seek an element of affordable housing on suitable sites. The policies set indicative targets for specific suitable sites (either as a number or a percentage of the homes on the site). Policy H12 maximises the delivery of affordable housing through the negotiation of a financial contribution or other contribution where residential is granted outside the Settlement Frameworks</p> | <p><i>Affordable Housing Within Market Towns</i> The Council will seek to negotiate within the urban areas a minimum provision of 45% of all new dwellings as affordable on allocated sites and sites of 0.5hectares and above, or where the number of dwellings proposed is 15 or more</p> <p><i>Affordable Housing Within Other Settlements</i> The Council will seek to negotiate the provision of 3% of all dwellings as affordable dwellings on sites of 0.1hectare or more and / or capable of accommodating 2 or more dwellings</p> <p><i>Outside the Settlement Frameworks</i> The Council seek to</p> | Consider how the SPD can add to these policies | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|-----------|--|---|--|--|
| | | negotiate a financial contribution or other contribution towards the provision of affordable housing for residential development granted planning permission outside the Settlement Frameworks. | | |
| 18 | Derbyshire Dales Housing Needs Survey (2001) | | | |
| | A housing needs survey was undertaken in October 2001. The survey assessed the general characteristics of households across the whole District, housing need for the whole District, and affordability in the housing market, taking into account house prices, rental and income levels | On the basis of the Housing Needs Survey and current local housing market conditions, 998 dwellings are required to be provided as affordable housing for the period 2002-2011 within the Local Plan Area. | Consider how the SPD can add to these policies | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |
| 19 | Derbyshire Dales and High Peak Housing Strategy 2005-2009 | | | |
| | The Strategy is at the centre of the management and delivery of the Council's strategic housing role. | <p>The strategy sets out three main priorities</p> <ul style="list-style-type: none"> • Improving the supply and access to affordable housing; • Creating new supported housing services for vulnerable people • remedying poor housing conditions | Ensure that advice is expressed in the SPD | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |
| 20 | Derbyshire Dales Corporate Plan | | | |
| | Corporate Plan sets out the aims and objectives of Derbyshire Dales District Council. | <p>To improve the supply of decent, affordable homes for local people.</p> <ul style="list-style-type: none"> • Enable the provision of 50 new affordable homes by March 2006 • Publish for public consultation a | Ensure that advice is expressed in the SPD | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|-----------|--|---|---|--|
| | | <p>Supplementary Planning Document on Affordable Housing by March 2006</p> <ul style="list-style-type: none"> • Bring an additional 29 empty properties back into use by March 2006 • Make fit 30 more private sector homes by March 2006 • Establish a Home Seeker club and hold 12 Home Seeker sessions with at least 75 homeless families by March 2006 | | |
| 21 | Derbyshire Dales and High Peak Local Strategic Partnership Community Strategy 2005 -2008 | | | |
| | <p>Sets out the priorities for activities that will promote the economic, social and environmental well-being of the area and contribute to it continued development.</p> <p>Everybody should have access to affordable housing that meets the needs of local people and contributes to healthy, thriving neighbourhoods</p> <p>Developing Supplementary Planning Document that considers affordable housing need.</p> | Enabling the provision of a combined total of 450 new affordable homes between 2005 and 2009 across the Peak Sub Region | Ensure that advice is expressed in the SPD | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |
| | | Implement a Joint Commission process to provide affordable housing in urban areas | Consider how the SPD can add to these policies | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |
| | | Secure for the long term the Rural Housing Enabler Post | N/A | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |
| 22 | Derbyshire Community Strategy (2003) | | | |
| | The Derbyshire Community Strategy highlights priority areas for improvement, the strategy sets out targets to make life better for everyone who lives works or visits Derbyshire | Ensure the availability of affordable homes to rent and buy` | Ensure that advice is expressed in the SPD | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |
| 23 | Derby and Derbyshire Structure Plan Adopted Written Statement Adopted January (2001) | | | |
| | Provides a broad development strategy for Derbyshire Authorities up to 2011. It identifies the scale and distribution of provision for new housing and priorities for the environment, transport, infrastructure, | No specific targets | Consider how the SPD can add to these policies. | Reflect the key objective in the SA Framework and objectives and appraisal criteria. |

| No | Key Objectives Relevant to SPD and SA | Key Targets and Indicators Relevant to SPD and SA | Implications for the Affordable Housing SPD | Implications for SA |
|----|--|---|---|---------------------|
| | <p>economic development, agriculture, energy, minerals and waste treatment. The following objective is the most relevant to this SPD: To promote:</p> <ul style="list-style-type: none"> • Development that is sustainable, in the right location and of the right scale, which respects the cultural and environmental heritage of the area. • Development which reflects the principles of good design and the efficient use of natural resources and the control of waste and pollution. • To protect the well-being of society whilst recognising the need for sustainable economic growth of the economy. | | | |

2.4 Baseline Information

2.4.1 Baseline information helps to provide a basis for predicting and monitoring the effects of the SPD and will help to identify sustainability problems. The aim is to assemble sufficient data on the current and likely situation of the District to enable the effects of the relevant policies and the SPD to be predicted.

Context Affordable Housing

2.4.2 In Derbyshire Dales local people are facing increasing difficulty in being able to afford suitable housing. The problem stems from a combination of factors:

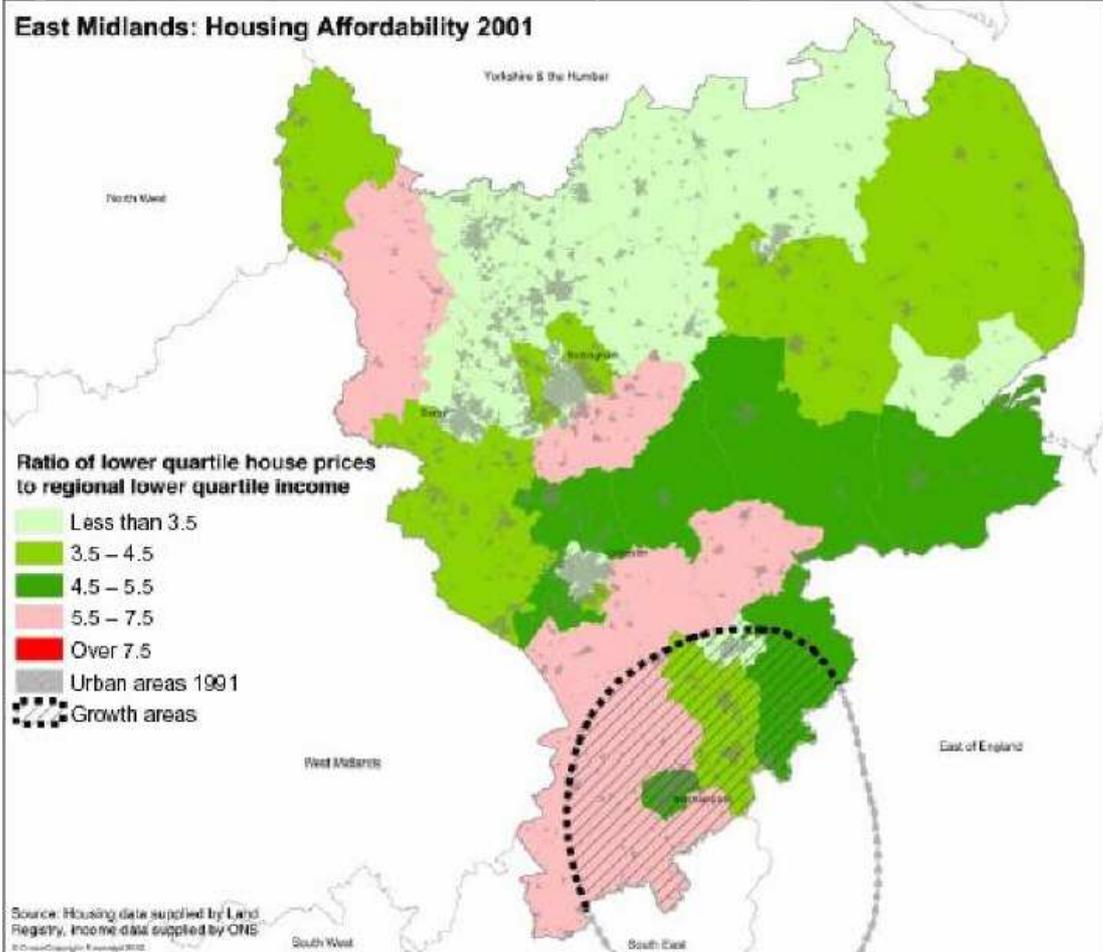
- an environment attractive to the wealthy, to commuters from nearby cities and to those seeking retirement or holiday accommodation which increases competition and leads to inflated house prices.
- lower incomes compared to those received in the larger urban areas.
- a decreasing stock of Local Authority rented accommodation.

2.4.3 These issues are acknowledged in the Derbyshire Dales and High Peak Housing Strategy and supported research sponsored by the Joseph Rowntree Foundation (October 2004) which reveals that Derbyshire Dales as the 37th most unaffordable district in England¹. Figure 4 below shows the ration of lower quartile house prices to regional lower quartile prices.

2.4.4 The Council's Housing Needs Survey 2001 reflects similar findings. The survey conducted in 2001 found that in the Derbyshire Dales 111 new homes per year are required for the 10 years from 2001 to 2011. On the basis of the Housing Needs Survey, and current local housing market conditions, 998 dwellings are required to be provided as affordable housing for the period 2002-2011 within the Local Plan Area. This represents, as at April 2002, approximately 63% of the total identified supply of land for housing across the plan area. The Council has commissioned consultants to undertake another Housing Needs Survey with research work expected to start Spring 2006. This will be complemented by a Housing Market Assessment also to be undertaken this year.

¹ Using house price to income ratios for working households aged 20-39. The study also revealed that the District has a ration of house price to income 5:24.

Figure 4 Ratio of Lower Quartile House prices to Regional Lower Quartile Income



Source : Sustainable Communities In The East Midlands 2003

Present provision of Affordable Housing

2.4.5 There are several means in which resources are available to the provision of new affordable homes:

- Funding from The Housing Corporation, via the Regional Housing Board;
- Public land and funding, mainly from the Council;
- Town and Country Planning Act 1990 (as substituted by the 1991 Planning and Compensation Act) gave Local Authorities powers to negotiate community benefits, as part of the planning process (Section 106 Agreements). In the last five years, this provision has been increasingly used to provide affordable housing from private house builders, either as land, buildings or cash. This is achieved through negotiations and legal agreement secured in relation to planning applications for housing. The Derbyshire Dales Local Plan includes policies for seeking an element of affordable housing on suitable sites. The precise arrangements for the provision of on-site affordable housing will be determined at the time a site becomes available and will be dependent on the level of need for affordable housing, site suitability, the economics of developing each site, proximity to local services, and access to public transport.

- Housing Associations use capital funds from their own resources, receipts from shared ownership sales and generate loans based on the rent they receive.
- Other capital resources include Department of Health funding for Extra Care housing and Homebuy provision to assist people entering homeownership. A small amount of housing will come through self-build and ad-hoc developments by private individuals.

2.4.6 To ensure that the amount of affordable housing provided by developers reflects the needs of the area in which sites are brought forward, and to reflect government planning policy, the Derbyshire Dales Local plan (Adopted November 2005) sets out different locational requirements for the provision of affordable housing.

Affordable Housing through the Planning System

2.4.7 PPG3 and Circular 6/98 *Planning and Affordable Housing* emphasise that an adequate supply of affordable housing is important for the performance of the regional and local economy and to promote social inclusion. The land-use planning system plays a role in increasing the supply of affordable housing, creating a greater choice of housing types and balanced communities. The Government's *Sustainable Communities Plan* (2003) and other policy statements have reaffirmed this approach through additional funding and greater partnership with employer and public and private sector landlords. (Regional Spatial Strategy 2005).

2.4.7 The SPD will be linked to the adopted policies- Policy H10 (Affordable Housing Within The Settlement Framework of Market Towns), Policy H11 (Affordable Housing Within The Settlement Frameworks of Other Settlements), Policy H12 (Alternative Provision For Affordable Housing Outside Settlement Frameworks) and Policy H13 (Affordable Housing Exceptional Sites in Rural Areas). The policies state:

Figure 5 – Relevant Policies

| Policy | Title |
|--------|---|
| H10 | <p>Affordable Housing Within The Settlement Framework Of Market Towns</p> <p>In determining applications for residential development within the Settlement Frameworks shown on the Proposals Map of the defined Market Towns the Council will seek to negotiate the provision of 45% of all dwellings as affordable housing on allocated sites and sites of 0.5 hectares and above, or where the number of dwellings proposed is 15 or more.</p> <p>In assessing the suitability of a site for providing affordable housing the Council will take account of the economics of developing the site, the proximity of local services, and access to public transport</p> |
| H11 | <p>Affordable Housing Within The Settlement Frameworks Of Other Settlements</p> <p>In determining applications for planning permission for residential development within the Settlement Framework boundaries of the Other Settlements defined on the Proposals Map the Council will seek to negotiate the provision of 33% of all dwellings as affordable dwellings on sites of 0.1 hectare or more and/or capable of accommodating 2 or more dwellings.</p> |

| Policy | Title |
|--------|---|
| H12 | <p>Alternative Provision For Affordable Housing Outside Settlement Frameworks In determining applications for residential development outside defined Settlement Frameworks, the Council will seek to negotiate a financial or other contribution towards the provision of affordable housing on suitable sites elsewhere in the plan area</p> |
| H13 | <p>Affordable Housing Exceptional Sites In Rural Areas As an exception to normal planning policies applying throughout the area, the Council will grant planning permission for affordable housing on sites that would not normally be released for housing development, provided that:</p> <ul style="list-style-type: none"> (a) it would meet a genuine local need as defined in paragraph 3.66 above that would not otherwise be met; (b) there are arrangements made to ensure that the benefits remain in perpetuity for local people who cannot afford to occupy houses generally available on the open market; (c) it is of a size, type, occupancy, and cost suitable to meet the identified local needs; and (d) it takes full account of environmental considerations as set out in policies elsewhere in the local plan. Sites should be located within or adjoining the built up areas of settlements. <p>Proposals will only be permitted where the detailed siting, scale, design, use of colour, materials and landscape treatment do not have an adverse impact upon the character and appearance of the area.</p> |

2.4.8 Policies H10 and H11 seek an element of affordable housing on suitable sites. The policies set indicative targets for specific suitable sites (either as a number or a percentage of the homes on the site). Policy H12 maximises the delivery of affordable housing through the negotiation of a financial contribution or other contribution where residential is granted outside the Settlement Frameworks

2.4.9 In the Derbyshire Dales affordable housing is seen as best delivered by housing associations and requirements exist that seek a contribution of 45% from private developers on larger urban sites in Matlock, Ashbourne and Wirksworth. In a number of other settlements, planning policy seeks a 33% contribution on sites of 0.1 ha or two dwellings or more. Elsewhere in the rural areas, exception sites and barn conversions can provide or contribute to new affordable housing

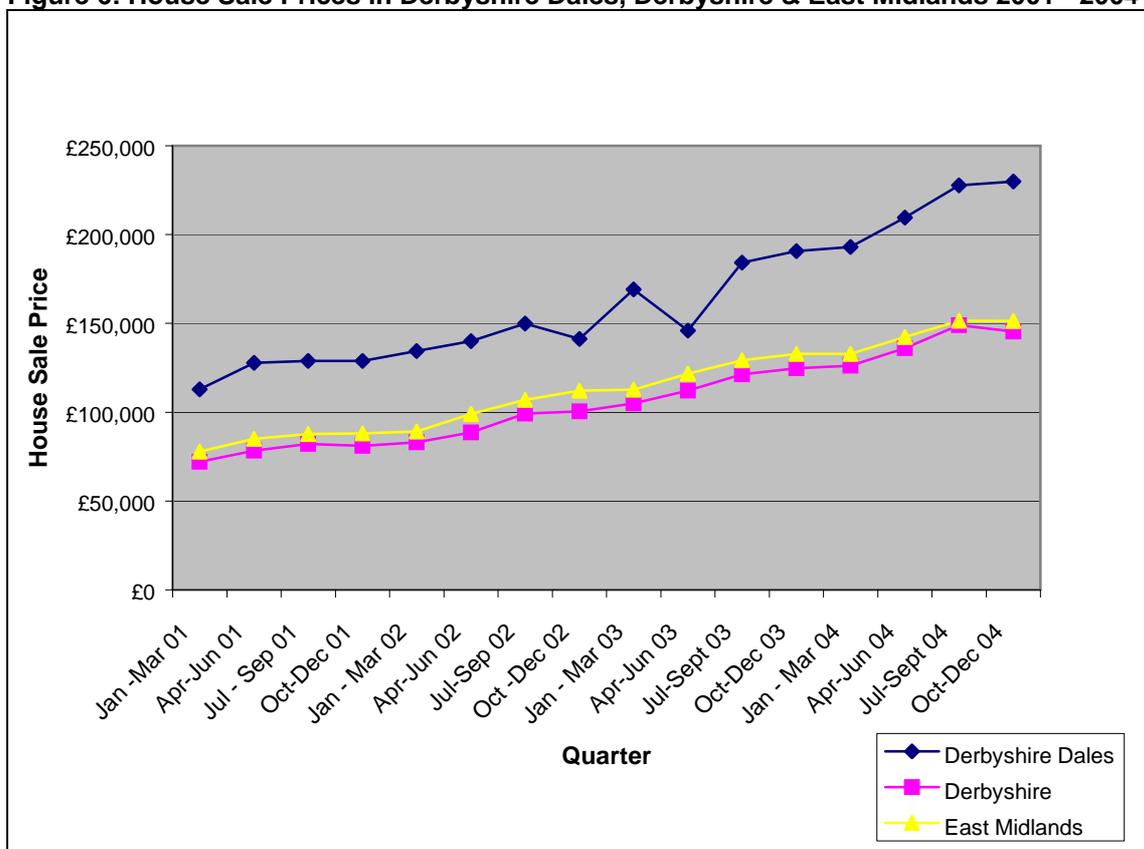
2.4.10 Policy H13 enables implementation of an affordable housing scheme under a rural “exception policy” and is treated as additional to the stipulated housing provision of the Local Plan. Each of these schemes must satisfy and identified and recognised local need.

House Prices – Derbyshire Dales

2.4.11 House prices have risen substantially in recent years across the Derbyshire Dales. This has made it increasingly difficult for local people to be able to afford suitable housing. The average property price for the Derbyshire Dales at the end of 2004 was £229,938, however at the end of 2001 the average price was only £128,938. The average property price in the East

Midlands as a whole is much lower at £151,381. Due to the continuous rise in property prices in the Derbyshire Dales over the last five years, the issue of affordable housing has become the Council's highest corporate priority.

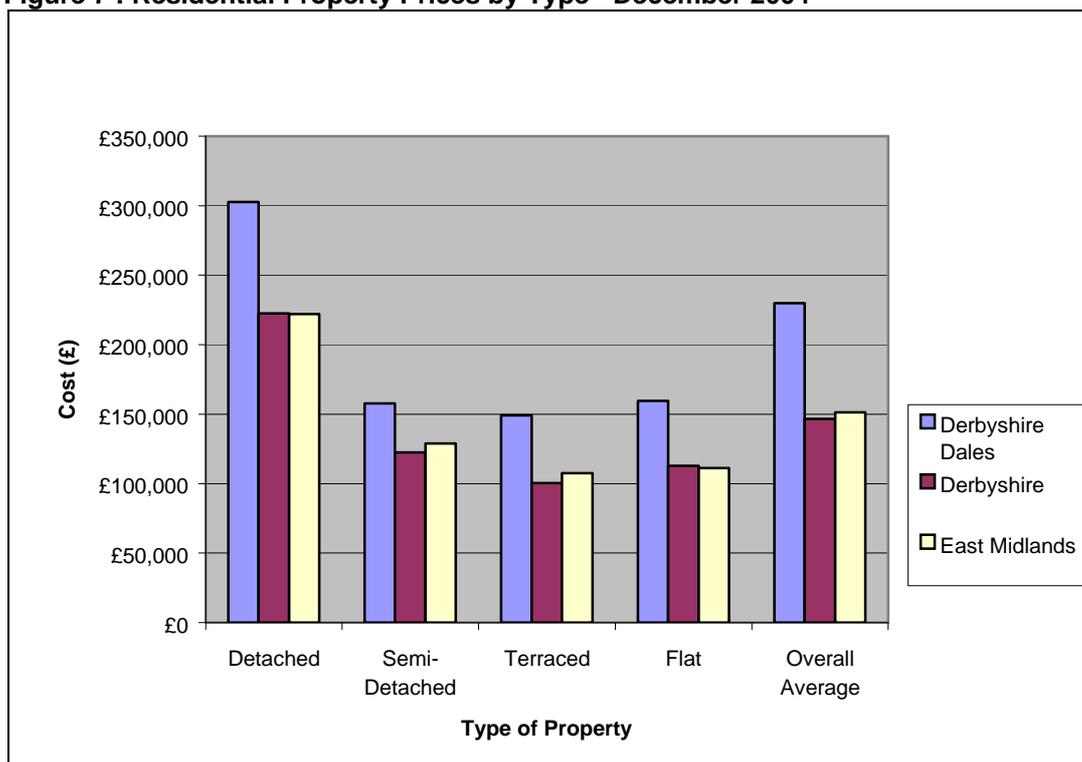
Figure 6: House Sale Prices in Derbyshire Dales, Derbyshire & East Midlands 2001 - 2004



2.4.12 The changes in house prices in Derbyshire Dales, Derbyshire and the East Midlands 2001-2004 are set out in Figure 6.

2.4.13 Figure 7 below indicates the average residential property prices by type of property at the end of December 2004. In all cases the average residential property price in the Derbyshire Dales was above that of Derbyshire and the East Midlands.

Figure 7 : Residential Property Prices by Type - December 2004



2.4.13 The rapid rise in house prices has had a significant effect upon the affordability of residential property for local people. It is for this reason that the Council has stated that the delivery of affordable housing is its highest corporate priority.

Household Types – Derbyshire Dales

2.4.14 This section provides a profile of the households within the District, which will give an indication of general trends. The 2001 Census indicated that there are 29, 059 households in the Derbyshire Dales. The average size of households is 2.3 people compared with an average of 2.4 people for England and Wales.

2.4.15 Of the 29, 059 households in the District, 75.5 % live in owner occupied accommodation and 12.7% in housing association dwellings or those provided by other registered social landlords, the remaining 11% reside under other forms of tenure, including private rental. A total of 1,998 properties (6.3%) were vacant and 1,350 properties (4.3%) were classed as unfit. This compares with “unfitness” levels of 3.7% in the East Midlands region and 4.8% in England as a whole. At the time of the census of the 2001 census there were 2,031 empty properties of which 467 are described as long term empty.

Figure 8 Residential Dwelling by Type

| | Number | Derbyshire Dales (%) | Derbyshire County (%) | England (%) |
|----------------------|--------|----------------------|-----------------------|-------------|
| Owner-occupied | 21,928 | 75.5 | 74.4 | 68.7 |
| Rented. | 3,694 | 12.7 | 17.1 | 19.3 |
| Private/other rented | 3,437 | 11 | 8.85 | 12.0 |

2.4.16 The 2001 Housing Needs Surveys also indicates an annual affordable housing shortfall of 448 units (homes) a year. This level of demand exceeds the number of units likely to be able to be delivered, resulting in growing levels of unmet need each year. The District's housing stock comprises a higher proportion of detached (12,808) and semi detached properties (5,949) compared to terraced whilst terraced houses (5,949), which is illustrated in Figure 1

Figure 9 Dwelling Type

| | East Midlands | Derbyshire | Derbyshire Dales |
|---|----------------------|-------------------|-------------------------|
| All household spaces: With residents | 1,732,482 | 308,869 | 29,059 |
| All household spaces: With no residents: Vacant | 3.5% | 3.1% | 3.1% |
| Second residence / holiday accommodation | 0.4% | 0.5% | 2.7% |
| Whole house or bungalow: Detached | 33.5% | 33.1% | 44.1% |
| Whole house or bungalow: Semi-detached | 37.7% | 41.3% | 32.2% |
| Whole house or bungalow: Terraced (including end terrace) | 22.1% | 21.3% | 20.5% |
| Flat; maisonette or apartment: Purpose Built block of flats or tenement | 7.5% | 5.4% | 5.5% |
| Flat; maisonette or of a converted or shared house (including bed-sits) | 1.8% | 1.2% | 1.9% |
| Flat; maisonette or apartment: In commercial building | 0.9% | 1.0% | 1.4% |
| Caravan or other mobile or temporary structure | 0.4% | 0.3% | 0.2% |

(Source: Neighbourhood Statistics 2001, KS16)

2.4.17 The following table illustrates the number of rooms in households in Derbyshire Dales and compares this to Derbyshire and the East Midlands Region. The number of rooms count does not include bathrooms, toilets, hall/landings or rooms that can be used for storage. From this, Derbyshire Dales has a high proportion of 5 and 6 bedroom properties, compared to 1, 2 and 3 bedroom properties.

Figure 10 Dwelling Size, No of Bedrooms

| | East Midlands | Derbyshire | Derbyshire Dales |
|-------------------------------|----------------------|-------------------|-------------------------|
| All Occupied Household Spaces | 1,732,482 | 308,869 | 29,059 |
| 1 room | 0.4% | 0.2% | 0.3% |
| 2 rooms | 1.6% | 1.1% | 1.4% |
| 3 rooms | 6.5% | 5.6% | 6.1% |
| 4 rooms | 18.1% | 20.1% | 16.4% |
| 5 rooms | 30.2% | 31.4% | 24.4% |
| 6 rooms | 22.3% | 22.1% | 21.8% |
| 7 rooms | 9.7% | 9.5% | 11.4% |
| 8 or more rooms | 11.3% | 10.0% | 18.2% |

(Source: Neighbourhood Statistics UV57)

2.4.18 In terms of the Districts profile of Type of Household there appears to be high proportion of households that have dependent children. In the long term there may be implications in supplying affordable housing to future generations that may wish to stay in the District. Figure 11 illustrates that a high proportion of households with children

Figure 11 Types of Households

| | East Midlands | Derbyshire | Derbyshire Dales |
|--|----------------------|-------------------|-------------------------|
| All Households | 1,732,482 | 308,869 | 29,059 |
| One person: Pensioner | 13.9% | 14.6% | 16.0% |
| One person: Other | 14.3% | 13.0% | 11.8% |
| One family and no others: All pensioners | 9.7% | 9.8% | 11.4% |
| One family and no others: Married couple households: No children | 14.7% | 15.7% | 16.9% |
| One family and no others: Married couple households: With dependent children | 18.2% | 18.8% | 18.9% |
| One family and no others: Married couple households: All children non-dependent | 6.2% | 7.0% | 7.0% |
| One family and no others: Cohabiting couple households: No children | 4.9% | 4.9% | 4.1% |
| One family and no others: Cohabiting couple households: With dependent children | 3.6% | 3.8% | 2.8% |
| One family and no others: Cohabiting couple households: All children non-dependent | 0.3% | 0.4% | 0.3% |
| One family and no others: Lone parent households: With dependent children | 6.1% | 5.3% | 3.7% |
| One family and no others: Lone parent households: All children non-dependent | 2.7% | 2.9% | 2.7% |
| Other households: With dependent children | 1.8% | 1.4% | 1.4% |
| Other households: All student | 0.5% | 0.0% | 0.0% |
| Other households: All pensioner | 0.3% | 0.3% | 0.5% |
| Other households: Other | 2.7% | 2.1% | 2.3% |

(Source: 2001 Neighbourhood Statistics KS20)

The Table below illustrates that Derbyshire Dales has a high proportion of owner occupation and low proportion of rented accommodation

Figure 12 Number of Dwellings by Tenure

| | East Midlands | Derbyshire | Derbyshire Dales |
|---|----------------------|-------------------|-------------------------|
| All Households | 1,732,482 | 308,869 | 29,059 |
| Owner occupied: Owns outright | 30.8% | 33.0% | 39.8% |
| Owner occupied: Owns with a mortgage or loan | 40.8% | 41.0% | 35.2% |
| Owner occupied: Shared ownership | 0.6% | 0.5% | 0.5% |
| Rented from: Council (local authority) | 13.8% | 15.0% | 11.1% |
| Rented from: Housing Association / Registered Social Landlord | 3.7% | 2.1% | 1.7% |
| Rented from: Private landlord or | 7.3% | 5.8% | 7.8% |

| | | | |
|--------------------|--------|-------|-------|
| letting agency | | | |
| Rented from: Other | 52,261 | 8,402 | 1,182 |

(Source: 2001 Neighbourhood Statistics, KS18)

2.4.19 Figure 13 below indicated that the proportion of Local authority, Registered Social Landlord and other public sector dwellings is significantly low compared to owner occupied and private rented dwellings stock

Figure 13 Dwelling Stock

| | East Midlands | Derbyshire | Derbyshire Dales |
|---|----------------------|-------------------|-------------------------|
| Dwelling Stock by Tenure and Condition, Total Dwelling Stock | 1,844,523 | .. | 31,681 |
| Dwelling Stock by Tenure and Condition, LA Dwelling Stock | 11.8% | .. | 0.0% |
| Dwelling Stock by Tenure and Condition, RSL Dwelling Stock | 5.3% | .. | 0.2% |
| Dwelling Stock by Tenure and Condition, 'Other Public Sector' Dwelling Stock | 0.3% | .. | 0.0% |
| Dwelling Stock by Tenure and Condition, Owner Occupied and Private Rented Dwelling Stock ¹ | 82.6% | .. | 1.5% |
| Dwelling Stock by Tenure and Condition, Total Unfit Dwellings | 3.7% | .. | 0.1% |
| Dwelling Stock by Tenure and Condition, Unfit LA Dwellings | 0.2% | .. | 0.0% |
| Dwelling Stock by Tenure and Condition, Unfit RSL Dwellings | 0.0% | .. | 0.0% |
| Dwelling Stock by Tenure and Condition, Unfit 'Other Public Sector' Dwellings | 0.0% | .. | 0.0% |
| Dwelling Stock by Tenure and Condition, Owner Occupied and Private Rented Dwellings that are Unfit | 4.4% | .. | 0.1% |

(Source: Neighbourhood Statistics 2001)

Affordable Housing Completions

2.4.20 The need for affordable housing has become an important target within the Derbyshire Dales district in recent years due to continually rising house prices. Affordable housing completions in the district have only become monitored over the past couple of years and therefore a figure for past rates of affordable housing completions cannot be provided for the whole plan period. However the current rates of affordable housing completions are as follows:

Figure 14 Affordable Housing Completions 2004/5

| Site | Settlement | No. of Dwellings | Management |
|-------------------------|-------------------|-------------------------|-------------------------|
| Dale Road | Matlock | 1 | Private Affordable rent |
| Homeless Units | Matlock | 3 | RSL |
| Teen Parent Project | Matlock | 2 | RSL |
| Sturston Road (Phase 2) | Ashbourne | 2 | RSL |
| | TOTAL | 8 | |

The number of affordable housing units constructed over the period 2003/2004 was 10.

Figure 15 Number of Dwellings

| No. of Dwellings | Dwellings with Planning Permission 2001 | Dwellings with Planning Permission 2002 | Dwellings with Planning Permission 2003 | Dwellings with Planning Permission 2004 | Dwellings with Planning Permission 2005 |
|---------------------------------|--|--|--|--|--|
| Sites of less than 10 dwellings | 499 | 1025 | 1043 | 987 | 847 |
| Sites of more than 10 dwellings | 318 | 324 | 313 | 378 | 372 |

(Source: Derbyshire Dales Residential Land Availability Database)

2.4.21 This level of completions is significantly below that required to meet local needs in the local planning authority area. However given that the delivery of affordable housing is the Council's highest priority, and that the Regional Housing Board has secured £10million from the Housing Corporation for investment in affordable housing in the Peak Sub Region (Derbyshire Dales and High Peak) over the period 2006/8, it is anticipated that during the next couple of years the proportion of new housing being provided as affordable housing will increase significantly.

Figure 17 Affordable Housing Completions as a Percentage

| Indicator | 2002/2003 | 2003/2004 | 2004/2005 | 2005/2006 (Target) | 2006/2007 (Target) |
|------------------------------------|------------------|------------------|------------------|---------------------------|---------------------------|
| Percentage of new affordable homes | 5% | 3% | 5% | 6% | 8% |

(Source: BVPI 2003/2004)

There has been steady progress with providing future affordable housing schemes. Figure 18 below indicates the current supply of affordable housing in the District

Further information will be collected on

- One person households
- People with disabilities
- Homelessness
- Decent homes standards.
- Key Worker Figures

Figure 18 Potential Supply of Affordable Housing in the Derbyshire Dales

| Application | Location | Application Number | Type of Application | S106 Agreement Date Issued | No. of Affordable Dwellings |
|---|-------------|--------------------|---------------------------------------|----------------------------|-----------------------------|
| Matlock/Wirksworth Sub Area | | | | | |
| Cawdor Quarry | Matlock | | Planning Permission | 19/12/01 | 32 |
| Ash Tree Farm | Matlock | 04/05/0377 | Planning Permission | 1/11/01 | 25 |
| Thatchers Lane | Tansley | 02/06/0467 | Planning Permission | | 3 |
| Crich View, Uppertown | Bonsall | 02/11/0898 | s106 Restricted Occupancy | 01/05 | 1 |
| Torestyn, Dale Road North | Darley Dale | 04/12/1111 | s106 Restricted Occupancy | | 1 |
| Meadow Cottage, Dale Road North | Darley Dale | | s106 Restricted Occupancy | | 1 |
| Bakewell Road (Former Gas Depot) | Matlock | 05/00298/REM | Outline Planning Permission | N/A | 13 |
| Hipleigh Farm, West End | Brassington | 04/12/1064 | s106 Restricted Occupancy | 01/11/2005 | 1 |
| Wash Green | Wirksworth | | Tentative Inquiry | | 3 |
| Meadow Rise | Brassington | | Tentative Inquiry | | 4 |
| Hirst Farm Community Centre | Matlock | | Tentative Inquiry | | 18 |
| Chesterfield Road | Matlock | | Tentative Inquiry | | 2 |
| Kingsfield PH | Wirksworth | 03/12/0946 | Pre-Application | | 6 |
| Bolehill Institute | Wirksworth | | Pre-Application | | 2 |
| Bluebell Croft, Starkholmes | Matlock | | DDDC Site | | 2 |
| Griggs Gardens | Wirksworth | | DDDC Site | | 7 |
| Malthouse Close | Wirksworth | | DDDC Site | | 9 |
| Mais Close, Tansley | Tansley | 03/09/0667 | DDDC Site | | 2 |
| Stanton Moor View, Daley Dale | Matlock | | DDDC Site | | 4 |
| Wirksworth Care Centre | Wirksworth | | Allocated site | | 43 |
| Sub Area Total | | | | | 179 |
| Ashbourne Sub Area | | | | | |
| Sturston Road (Phase 1) | Ashbourne | 03/01/0058 | Planning Permission | | 2 |
| Sturston Road (Phase 2) Application off Park Road | Ashbourne | | Local Plan Allocation | | 8 |
| PNEU School | Ashbourne | 04/06/0455 | Planning Permission Refused | | 4 |
| Dove Garage | Ashbourne | | Urban Capacity Study Site | | 5 |
| QUEGS - Highfield Road | Ashbourne | | Planning Permission | | 6 |
| Rosarium | Ashbourne | | Withdrawn | | 8 |
| Station Street | Ashbourne | | Pre Application Discussion | | 12 |
| Clifton Road (Nestle) | Ashbourne | 05/00759/OUT | Resolved to grant planning permission | | 76 |

| Application | Location | Application Number | Type of Application | S106 Agreement Date Issued | No. of Affordable Dwellings |
|---|--------------------|--------------------|---------------------------------|----------------------------|-----------------------------|
| Firs Farm, Ladyhole Lane | Yeldersley | 04/05/0378 | s106 Contribution | | 0 |
| Park Stile Farm | Longford | 04/11/1031 | s106 Contribution | | 0 |
| Highfield House, | Hulland Ward | 03/07/0583 | Application Submitted | | 1 |
| High Meadow, Hulland Ward | Hulland Ward | 04/11/1007 | Rural Exception | | 10 |
| Hardings Close | Kirk Ireton | 04/10/0897 | Rural Exception | | 4 |
| TBC | Marston Montgomery | | Rural Exception | | 5 |
| TBC | Mappleton | | Pre Application Discussion | | 3 |
| Saracens Head Farm | Brailsford | 05/00368/OUT | Application under Determination | | 3 |
| Farm Redevelopment | Hognaston | | Pre Application Discussion | | 2 |
| Bentley Fields Farm | Alkmonton | 04/07/0638 | | | |
| Meynell Hunt | Sudbury | 05/00129/FUL | | | |
| Disused Airfield, Off Cavendish Drive | Ashbourne | 05/00868/FUL | Rural Exception Site | | 79 |
| Sub Area Total | | | | | 149 |
| | | | | | |
| Total Affordable Housing Potential | | | | | 328 |

2.5 Key Sustainability Issues

2.5.1 Through analysis of the baseline data and assessment of programme and policies, a number of key sustainability issues have been identified for consideration in the SPD.

**Figure 19 Sustainability Issues–Affordable Housing
Supplementary Planning Document**

| Sustainability Issue | | Source |
|----------------------|---|--|
| Social | | |
| 1 | Local people are finding it increasingly difficult to be able to afford housing within the District | <ul style="list-style-type: none"> Housing Needs Survey 2001. Derbyshire Dales District Council and High Peak Borough Council A joint Housing Strategy for 2005 to 2009. Derbyshire Dales Local Plan Adopted November 2005. |
| 2 | Rural areas with high house prices force local young people to buy their first home outside the district | <ul style="list-style-type: none"> Derbyshire Dales District Council and High Peak Borough Council A joint Housing Strategy for 2005 to 2009. |
| 3 | The age profile is changing with the proportion of older people increasing | <ul style="list-style-type: none"> Census 2001 |
| 4 | A high proportion of households within the District are families with children | <ul style="list-style-type: none"> Census 2001 |
| 5 | There is a drive from Central Government to create inclusive sustainable communities and widen housing choice and encourage better social mix | <ul style="list-style-type: none"> PPS1 Sustainable Communities Plan in the East Midlands |
| 6 | Continuing high levels of second and holiday home ownership | <ul style="list-style-type: none"> Derbyshire Dales District Council and High Peak Borough Council A joint Housing Strategy for 2005 to 2009. |
| 7 | Continuing rise in people moving into the area from outside the region, to retire, or following a decision to down shift may often be able to outbid local residents. | <ul style="list-style-type: none"> Derbyshire Dales District Council and High Peak Borough Council A joint Housing Strategy for 2005 to 2009. |
| 8 | Lack of affordable housing for young people limits the structure of communities | <ul style="list-style-type: none"> Regional Housing Strategy 2004 |
| 9 | High proportion of empty homes | <ul style="list-style-type: none"> Derbyshire Dales District Council and High Peak Borough Council A joint Housing Strategy for 2005 to 2009. Census 2001 |
| 10 | The demand for affordable housing is diverse | <ul style="list-style-type: none"> Regional Housing Strategy 2004 |
| 11 | A high proportion of housing stock is detached housing within the District | <ul style="list-style-type: none"> Census 2001 |
| 12 | There is a backlog of hidden housing need in the District | <ul style="list-style-type: none"> East Midlands Regional Housing Strategy |
| Environmental | | |
| 13 | The District has a varied and diverse landscape. The special character and appearance of the area is considered to be invaluable attribute | <ul style="list-style-type: none"> Landscape Character of Derbyshire (2004) |
| 14 | Affordable housing should be built to a eco / energy efficiency standard. | <ul style="list-style-type: none"> East Midlands Regional Housing Strategy |
| 15 | Enhancing the quality of the environment, particularly in urban areas, through good design | <ul style="list-style-type: none"> East Midlands Regional Housing Strategy |

| Economic | | |
|-----------------|--|---|
| 16 | Owner occupation is expensive in the District for many households | <ul style="list-style-type: none"> Derbyshire Dales District Council and High Peak Borough Council A joint Housing Strategy for 2005 to 2009. Census 2001 |
| 17 | Reduction in the stock of "local authority" rented housing | <ul style="list-style-type: none"> Census 2001 |
| 18 | Since 2002 average house sales prices in Derbyshire Dales have risen by 9% | <ul style="list-style-type: none"> HM Land Registry |
| 19 | The 2001 Housing Needs Surveys indicate an annual affordable housing shortfall of 448 units (homes) a year. | <ul style="list-style-type: none"> Housing Needs Survey 2001 |
| 20 | The level of demand exceeds the number of units likely to be able to be delivered, resulting in growing levels of unmet need each year | <ul style="list-style-type: none"> Derbyshire Dales District Council and High Peak Borough Council A joint Housing Strategy for 2005 to 2009 |
| 21 | Incomes for both males, females, all workers and full time workers are all below national averages. | <ul style="list-style-type: none"> Census Data 2001 |
| 22 | Derbyshire has a ration of house price income of 5.24 which is the highest in the region | <ul style="list-style-type: none"> Joseph Rowntree Foundation |
| 23 | The Derbyshire Dales has higher average house prices compared to Derbyshire and the East Midlands | <ul style="list-style-type: none"> Census 2001 Land Registry |
| 24 | The 2004 Index of Multiple Deprivation shows that access to housing is an acute problem in much of Peak sub-region | <ul style="list-style-type: none"> Index of Multiple Deprivation |

2.6 Sustainability Appraisal Framework

Sustainability Objectives

2.6.1 SA objectives provide a statement of what is intended, and specify the desired direction of change against which the social, environmental and economic effects of plans can be tested.

2.6.2 Derbyshire Dales District Council has identified the following seventeen objectives for its SA. These are based on key sustainability issues, taking into account characteristics of the area and findings of its baseline data. These are set out in Figure 20, which also highlights the relevance of the objectives, if any, to the environmental topics listed in the SEA Directive. The draft sustainability objectives will remain unchanged for all sustainability appraisals of development plan documents (DPDs) and Supplementary Planning Documents (SPDs). This will ensure that the Council's approach towards achieving sustainable development is consistent in the production of all documents forming as part of its Local Development Framework

Figure 20 Draft Sustainability Objectives

| | | Sustainability Objective | SEA Topic |
|--------------------|---|---|-----------------------------|
| Social | Population, Human Health and Social Inclusiveness | | |
| | 1. | To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations, and maintain and improve the local housing stock and provision of affordable housing/social housing. | Population and Human Health |
| | 2. | To improve the quality of where people work and live and minimise risks and nuisances. | Population and Human Health |
| | 3. | To promote, maintain and improve facilities, services and opportunities for all and access to them. | Population and Human Health |
| | 4. | To minimise opportunities for crime and reduce the fear of crime | Population and Human Health |
| | Travel and Access | | |
| 5. | To direct development to more sustainable locations and reduce the need to travel | Population and Human Health | |
| 6. | To strengthen transport links between rural areas and towns and improve conditions for walking, cycling and travel by public transport. | N/A | |
| Environment | Biodiversity, Flora and Fauna | | |
| | 7. | To identify, protect and enhance biodiversity sites and to maximize opportunities for achieving Biodiversity Action Plans targets | Biodiversity |
| | 8. | To protect and enhance key habitat and species | Flora and Fauna |

| Sustainability Objective | | SEA Topic | |
|--------------------------|--|--|---------------------------------------|
| | Land, Soil and Water Quality, Resources and Waste | | |
| | 9. | To reduce contamination, regenerate degraded environments and maintain soil resources and quality | Soil |
| | 10. | To promote efficient use of resources | Material Assets |
| | 11. | To reduce energy consumption and waste production and facilitate renewable energy | Material Assets |
| | 12. | To protect and enhance water resources and environmental assets, and reduce contributions and vulnerability to climate change | Soil, Air, Water and Climatic Factors |
| | 13. | Built and Cultural Heritage, Landscape and Local Distinctiveness | |
| | | To protect and enhance the character of the landscape and townscape, historic assets, and maintain and strengthen local distinctiveness and sense of place | Cultural Heritage and Landscape |
| 14. | To encourage further development of tourism and culture | | |
| Economic | Employment, Economic Development and Regeneration | | |
| | 15. | To safeguard the vitality of the District's town and villages, and create and sustain a vibrant rural economy | N/A |
| | 16. | To strengthen, modernize and diversify the District economy, and promote sustainable economic growth | N/A |
| | 17. | To encourage and support a high and stable level of employment and variety of jobs to meet local employment needs. | N/A |

The SA framework provides a way in which sustainability effects can be described, analysed and compared. This consists of sustainability objectives and indicators and is central to the SA process.

As well setting out sustainability objectives, the SA Framework develops indicators, which are linked to SA objectives and will be used to measure their achievement when the Plan is implemented.

The Framework (shown in Figure 21 below) makes a distinction between those indicators that are likely to be directly influenced through implementation of the SPD and "Headline Indicators" more general key indicators, which the SPD may not directly influence, but which provide background information on the state of sustainable development in the District as a whole.

The SA objectives provide a statement of what is intended and specify the desired direction of change against which the social, environmental and economic effects of plans can be tested.

As well as setting out sustainability objectives, the SA Framework develops indicators, which are linked to the SA objectives and will be used to measure their achievement when the SPD is implemented.

Figure 21 - SA Framework for the Affordable Housing Supplementary Planning Document

| CRITERIA | HEADLINE OBJECTIVE | HEADLINE INDICATOR | DETAILED INDICATOR | SOURCE |
|---|---|--|--|--|
| Social | | | | |
| Population, Human Health and Social Inclusiveness | 1. To ensure adequate quality and provision of a range of house types to meet local needs in appropriate location, and maintain and improve the local housing stock and provision of affordable housing/social housing. | <p>Provide affordable housing to meet an identified need</p> <p>Provide a mix of dwelling types and sizes</p> <p>Reduce homelessness</p> <p>Improve affordability</p> <p>Provide accessible home</p> <p>Affordable Housing Completions</p> | <ul style="list-style-type: none"> • Number of affordable housing units provided per annum • Number of shared ownership units provided • Number/% of social rented/intermediate housing • Empty Properties, Vacancy Rates and Private Sector Homes. • House Prices • % dwellings of different house sizes/types • Number of new affordable dwellings available for single people • Number of homeless applicants • Number in need on the Housing Register • House prices/earnings ration • % meeting Housing Corporation Scheme Development Standards • Amount of Local Needs Affordable Housing on Rural Exception Sites • Monitor progress on sites as having potential for delivering affordable housing , either directly by Registered Social landlords or by developers through section 106 Obligations., including those defined as being “rural exceptions”. • Amount of Financial Contributions Secured for the delivery of affordable housing. | <ul style="list-style-type: none"> • Planning Applications • Land Registry • Residential Land Availability Database • Derbyshire Dales Housing Department • Planning Application • Derbyshire Dales Housing Department • Derbyshire Dales Housing Department • Land Registry • Derbyshire Dales Housing Department • Planning Applications • Derbyshire Dales Planning Section • Planning Applications |

| CRITERIA | HEADLINE OBJECTIVE | HEADLINE INDICATOR | DETAILED INDICATOR | SOURCE |
|---|--|--|--|---|
| Population, Human Health and Social Inclusiveness | 2. To improve the quality of where people work and live and minimise risks and nuisances | Measure of condition of environment | <ul style="list-style-type: none"> Amount of affordable housing development achieving a high standard of design Amount of affordable housing development of poor quality design | <ul style="list-style-type: none"> Planning Applications Planning Applications |
| Population, Human Health and Social Inclusiveness | 3. To promote maintain and improve facilities, services and opportunities for all and access to them | N/A | N/A | N/A |
| Population, Human Health and Social Inclusiveness | 4. To minimise opportunities for crime and reduce the fear of crime | Designed out crime | <ul style="list-style-type: none"> Amount of affordable housing development achieving secured by design standard | <ul style="list-style-type: none"> Planning Applications |
| Travel and Access | 5. To direct development to more sustainable locations and reduce the need to travel | Accessibility to key services by public transport, cycling and walking | <ul style="list-style-type: none"> The amount of affordable housing development within 15 minutes walking distance (1000 metres) and 10 minutes Cycling Distance (2Kms of the Town Centres. Amount of new residential development within 30mins public transport time of a hospital, a primary school, a secondary school area of employment and major retail development Amount of affordable housing development in unsustainable locations | <ul style="list-style-type: none"> Planning Applications Planning Applications Planning Applications |
| Travel and Access | 6. To strengthen transport links between rural areas and towns and improve conditions for walking, cycling and travel by public transport. | N/A | N/A | N/A |
| Environment | | | | |
| Biodiversity, Flora and Fauna | 7. To identify, conserve and enhance biodiversity sites and to maximize opportunities for achieving Biodiversity Action Plans targets | Measure the condition of the environment | | <ul style="list-style-type: none"> Designated Sites, Derbyshire Wildlife Register Planning Applications |
| Biodiversity, Flora and Fauna | 8. To protect and enhance key habitat and species | Measure the condition of the environment | Amount of affordable housing development having an impact upon key habitats and species | <ul style="list-style-type: none"> Designated Sites, Derbyshire Wildlife Register |

| CRITERIA | HEADLINE OBJECTIVE | HEADLINE INDICATOR | DETAILED INDICATOR | SOURCE |
|---|--|--|---|---|
| Land, Soil and Water Quality, Resources and Waste | 9. To reduce contamination, regenerate degraded environments and maintain soil resources and quality | Measure the condition of the environment | Amount of affordable housing development having an impact upon the Best and Most Versatile Agricultural Land and Soils | <ul style="list-style-type: none"> • Planning Applications |
| Land, Soil and Water Quality, Resources and Waste | 10. To promote efficient use of resources | Measure the condition of the environment | Number of affordable housing buildings that use recycled, secondary and / or locally sourced materials | <ul style="list-style-type: none"> • Planning Applications and discussions with developers |
| Land, Soil and Water Quality, Resources and Waste | 11. To reduce energy consumption and waste production and facilitate renewable energy | Measure the condition of the environment | <p>% of affordable housing approvals incorporating energy efficient design systems</p> <p>Number of affordable housing units completed to Eco-Homes Standards</p> <p>Number of affordable homes that use the sustainable building codes</p> | <ul style="list-style-type: none"> • Planning Applications • Planning Applications • Planning Applications |
| Land, Soil and Water Quality, Resources and Waste | 12. To protect and enhance water resources and environmental assets, and reduce contributions and vulnerability to climate change | Measure the condition of the environment | Number of schemes incorporating sustainable urban drainage (SUDs) | <ul style="list-style-type: none"> • Planning Applications |
| Built and Cultural Heritage | 13. To protect and enhance the character of the landscape and townscape, historic assets, and maintain and strengthen local distinctiveness and sense of place | Measure the condition of the environment | Amount of affordable housing development having an impact upon Local Landscape Character | <ul style="list-style-type: none"> • Derbyshire Landscape Character Assessment • Planning Applications |

| CRITERIA | HEADLINE OBJECTIVE | HEADLINE INDICATOR | DETAILED INDICATOR | SOURCE |
|---|--|------------------------------------|--|--|
| | | Buildings of grade I or II at risk | Amount of affordable housing development having an impact upon the Conservation Areas and other historic features Amount of affordable housing development having an adverse impact upon the historic environment | <ul style="list-style-type: none"> • Planning Applications • Planning Applications |
| Heritage Landscape and Local Distinctiveness | 14. To encourage further development of tourism and culture | N/A | N/A | N/A |
| Economic | | | | |
| Employment, Economic Development and Regeneration | 15. To safeguard the vitality of the District's town and villages, and create and sustain a vibrant rural economy | N/A | N/A | N/A |
| Employment, Economic Development and Regeneration | 16. To strengthen, modernise and diversify the District economy, and promote sustainable economic growth | N/A | N/A | N/A |
| Employment, Economic Development and Regeneration | 17. To encourage and support a high and stable level of employment and variety of jobs to meet local employment needs. | N/A | Amount of new affordable housing development that uses local labour | <ul style="list-style-type: none"> • Developer |

At this stage, without having first undertaken a more detailed analysis of trends and desired outputs, it is not considered appropriate to detail specific targets for indicators. As outputs are assessed through the progression of the SPD, suitable targets will be set.

2.7 Testing the Special Planning Document Objectives Against the Sustainability Framework

2.7.1 The objectives of the SPD will set out what it is aiming to achieve in spatial and land use planning terms. It is important that the objectives of the SPD are in accordance with sustainability principles, so they should be tested for compatibility with the SA objectives.

The spatial objectives of the SPD are to:

- Spatial Objective 1:*** To provide detailed guidance on the procedures the Council will operate to determine the amount, type and size of affordable housing to be provided in accordance with the policies of the Derbyshire Dales Local Plan (Adopted November 2005)
- Spatial Objective 2:*** To provide certainty to developers about the requirements on affordable housing as part of residential developments
- Spatial Objective 3:*** To provide detailed guidance on the amount of financial contribution in lieu of on site provision of affordable housing
- Spatial Objective 4:*** To demonstrate to local residents that the Council is being proactive in seeking to deliver an increase in the availability of affordable housing to meet local housing needs
- Spatial Objective 5:*** To provide principles on the design, appearance and layout of affordable housing

2.7.2 The objectives set out in the SPD indicate what the Council is trying to achieve through the implementation of the Derbyshire Dales Local Plan. Once defined, they must then be assessed against each of the Council's SA objectives (which are currently being developed) to ensure that they are consistent in their approach in working towards achieving sustainable development. The results of this will give an indication of whether the objectives are positively compatible, neutral (have no effect or will create a possible conflict). For the purposes of this exercise the SPD objectives will be assessed against the SA objectives.

2.7.3 An assessment of the compatibility between the SPD and SA Objectives is given in Figure 22 below.

Figure 22 Comparing the SPD objectives against the SA objectives

| Sustainability Appraisal | To provide detailed guidance on the procedures the Council will operate to determine the amount, type and size of affordable housing to be provided in accordance with the policies of the Derbyshire Dales Local Plan (Adopted November 2005) | To provide certainty to developers about the requirements on affordable housing as part of residential developments | To provide detailed guidance on the amount of financial contribution in lieu of on site provision of affordable housing | To demonstrate to local residents that the Council is being proactive in seeking to deliver an increase in the availability of affordable housing to meet local housing needs | To provide principles on the design, appearance and layout of affordable housing |
|---------------------------------|--|---|---|---|--|
| 1 | Positive compatible | Positive compatible | Positive compatible | Positive compatible | Positive compatible |
| 2 | Positive compatible | Positive compatible | Positive compatible | Positive compatible | Positive compatible |
| 3 | Positive compatible | Positive compatible | Positive compatible | Positive compatible | Positive compatible |
| 4 | neutral | Neutral | Neutral | Neutral | Neutral |
| 5 | Positive compatible | Neutral | Neutral | Neutral | Neutral |
| 6 | Positive compatible | Neutral | Neutral | Neutral | Neutral |
| 7 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 8 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 9 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 10 | Positive compatible | Neutral | Neutral | Neutral | Neutral |
| 11 | Positive compatible | Neutral | Neutral | Neutral | Neutral |
| 12 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 13 | Neutral | Neutral | Neutral | Neutral | Positive compatible |
| 14 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 15 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 16 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 17 | Neutral | Neutral | Neutral | Neutral | Neutral |

Scale: neutral / positive compatible

Conclusion: Generally, assessment of compatibility between the SPD's Spatial Objectives and SA Objectives is positive or neutral. There may be possible conflicts between building conservation and energy conservation, though this may be addressed through mitigation measures.

Consistency between Objectives

Comparing the SPD’s Spatial Objectives with one another can help reveal inconsistencies or particular tensions between objectives, an highlight – where appropriate – the need to make any amendments. Compatibility between the spatial Objectives of the Affordable Housing SPD is reviewed below.

Figure 23 Compatibility of Spatial Objectives with Each Other

| | | | | | |
|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Spatial Objective 1 | | | | | |
| Spatial Objective 2 | Positive Compatible | | | | |
| Spatial Objective 3 | Positive Compatible | Positive Compatible | | | |
| Spatial Objective 4 | Positive Compatible | Positive Compatible | Positive Compatible | | |
| Spatial Objective 5 | Positive Compatible | Positive Compatible | Positive Compatible | Positive Compatible | |
| | Spatial Objective 1 | Spatial Objective 2 | Spatial Objective 3 | Spatial Objective 4 | Spatial Objective 5 |

Conclusion: Assessment of compatibility between the SPD’s Spatial Objectives does not reveal any conflicts.

2.8 Consulting on the Scope of the SA

- 2.8.1 Consultation on this Scoping Report is intended to ensure that the objectives set are appropriate, and the scope and level of detail proposed for subsequent stages of the of the SPD are comprehensive and robust enough to support decisions made on programmes and strategies of the Plan with regards to sustainability.
- 2.8.2 Consultation is being undertaken with the four key SEA consultation bodies – The Countryside Agency, English Heritage, English Nature and the Environment Agency. Other key stakeholders and where appropriate, representatives of other interest groups are also being consulted.
- 2.8.3 Once any necessary changes to the scoping report have been made and approved, work can then commence on the SPD.

2.9 Quality Assurance

- 2.9.1 Quality Assurance (QA) is an important element of the appraisal exercise. This helps to ensure that the requirements of the SEA Directive are being met and highlight any problems with the SA Report. The QA procedure also helps to indicate how effectively sustainability considerations are being integrated into the SPD preparation process. This is carried out through completion of quality assurance checklist as shown in Appendix 1. Quality Assurance can be applied at any stage of the appraisal process to check the quality of the work carried out.

SECTION 3 DEVELOPING AND REFINING OPTIONS

3 Developing and Refining Options

3.1 In developing policies, proposals and strategies for the SPD, a number of options will be generated. These look at approaches that the Council may take in working to meet the Plan’s objectives. The options must be realistic in scope and implementation and will probably include ‘do nothing’ or ‘business as usual’ scenarios.

Assessment of Plan Options

3.2 Each of the options prepared for the SPD will be recorded against the Objectives of the SA, and their likely significant effects on sustainability determined over time - in the short, medium and long-term. Other known factors, which may be beyond the control of the Council though may impact on the sustainability of a particular proposal, will also be noted. The results will be presented in a series of matrices as shown in Figure 24

3.3 The likely effects will be recorded as being positive, negative, having no significant effect, having an uncertain effect or dependent on how implemented. An indication of predicted effects or where clarification is required will also be provided where they are recorded as being negative, uncertain or dependent on how implemented. It will also be appropriate to consider, in comparing options with one another, whether the effects will be permanent or temporary; reversible or irreversible (i.e. how difficult it would be to offset or remedy any damage caused); and how significant the effects are likely to be.

Figure 24 - Assessment of Cumulative Effects of Options against SA Objectives

| SA Objective | | OPTION 1 | | | | |
|--------------|----|------------|----------|-----------|-----------------------|--|
| | | Short Term | Med Term | Long Term | Comments/ Explanation | Cumulative Effects/ Possible Mitigation Measures |
| Social | 1 | | | | | |
| | 2 | | | | | |
| | 3 | | | | | |
| | 4 | | | | | |
| | 5 | | | | | |
| | 6 | | | | | |
| Environment | 7 | | | | | |
| | 8 | | | | | |
| | 9 | | | | | |
| | 10 | | | | | |
| | 11 | | | | | |
| | 12 | | | | | |
| Economic | 13 | | | | | |
| | 14 | | | | | |
| | 15 | | | | | |
| | 16 | | | | | |
| | 17 | | | | | |

- 3.4 Plan options may be altered or refined in the light of the findings of the assessment.
- 3.5 Representations received from consultation and findings of the SA - of options - will help to identifying which options do not perform well and can be discarded, or where changes should be made to ensure that negative impacts are minimised and positive impacts enhanced. Further work will then be done on a limited number of preferred options or even a single preferred option if there are no realistic alternatives. The preferred option(s) will be the subject of the next Stage.

SECTION 4: ASSESSING EFFECTS OF THE PREFERRED OPTION(S)

4 Assessing the Effects of the Preferred Options

- 4.1 It is appropriate to appraise the sustainability of the preferred option(s) in detail, to analyse any adverse effects that are seen to be likely, and where appropriate, identify what mitigation measures may be required to prevent, reduce or offset these effects. Ways of maximising the beneficial effects of the preferred option(s) should also be considered.
- 4.2 The table shown in Figure 25 can be used to assess the cumulative effects of the preferred option(s), as it is scrutinised against SA Objectives. The likely effects will be recorded as being positive, negative, having no significant effect, having an uncertain effect or dependent on how implemented. The findings of this assessment will inform the need to reconsider or alter particular parts of a proposal in the interest of sustainability. The potential effects should be quantified where possible, or a subjective judgement made where this is not possible, with reference to the baseline situation. These can be compared with other options and 'do nothing' or 'business as usual' scenarios, which may in themselves involve changes to the baseline. Conclusions on the overall sustainability effect of the preferred option(s) should be documented, including the likelihood of effects occurring, and the scale and nature of the impacts predicted over time.

Figure 25 – Assessment of the Preferred Option(s)

| SA Objective | | Preferred Option 1 | | | | | | Justification for assessment noting: <ul style="list-style-type: none"> ▪ Likelihood/certainty of effect occurring ▪ Geographical scale of effect ▪ Whether temporary or permanent ▪ Assumptions made Include cumulative effects and recommendations for mitigation/improvement |
|---|---|-------------------------------|--|-------------------------------|----------------------|--------------------------|--|--|
| | | Summary of Baseline Situation | SA Indicator | Predicted Effects | | | | |
| | | | Nature of Effect (quantify where possible) | Short Term (Less than 1 year) | Med Term (1-5 years) | Long Term (Over 5 years) | | |
| Social | 1 | | | | | | | |
| | 2 | | | | | | | |
| | 3 | | | | | | | |
| | 4 | | | | | | | |
| | 5 | | | | | | | |
| | 6 | | | | | | | |
| Summary Appraisal against Social Objectives: | | | | | | | | |

**SECTION 5 CONSULTATION ON THE PREFERRED
OPTION(S) AND SUSTAINABILITY APPRAISAL
REPORT**

5 Consultation on the Preferred Option(s) and Sustainability Report

- 5.1 Assessment of the preferred option(s) will be included as part of a Final SA Report, along with a detailed account of work carried out during the SA process. This includes information on findings of the appraisal, how it has influenced development of the SPD, and why other options were not chosen or considered.
- 5.2 The Final SA Report is a key output of the sustainability appraisal process. This should reflect and support the SPD and be submitted alongside the Draft SPD for a six week formal public consultation period.
- 5.3 The place or places in the SA Report where the information required by the SEA Directive is provided must be sign-posted. This can be achieved using the table shown in Figure 14

Figure 26 – Sign-posting to Information Required by the SEA Directive

| Requirement of the SEA Directive | | Location in SA Report |
|----------------------------------|--|-----------------------|
| 1 | An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes; | |
| 2 | The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; | |
| 3 | The environmental characteristics of areas likely to be significantly affected; | |
| 4 | Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC; | |
| 5 | The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation; | |
| 6 | The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects); | |
| 7 | The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme; | |
| 8 | 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; | |

| | | |
|----|---|--|
| 9 | A description of measures envisaged concerning monitoring in accordance with Art. 10; | |
| 10 | A non-technical summary of the information provided under the above headings | |
| 11 | The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2) | |
| 12 | <p>Consultation:</p> <ul style="list-style-type: none"> ▪ Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) | |
| | <ul style="list-style-type: none"> ▪ Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) | |
| | <ul style="list-style-type: none"> ▪ Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). | |
| 13 | Taking the environmental report and the results of the consultations into account in decision-making (Art. 8) | |
| 14 | <p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries Consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> ▪ The plan or programme as adopted ▪ a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of Consultations entered into pursuant to Art. 7 have been taken into account in Accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and ▪ the measures decided concerning monitoring (Art. 9) | |
| 15 | Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10) | |
| 16 | Quality Assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive | |

SECTION 6 - MONITORING / IMPLEMENTATION

6 Monitoring and Implementation of the SPD

- 6.1 Following adoption, the District Council will issue a summary of how findings of the full SA process have been taken into account, and how sustainability issues have been integrated into the SPD. This will also highlight decisions and changes made as a result of the SA process and responses to consultation.
- 6.2 Monitoring arrangements will also be indicated in the SPD. This will include methods proposed through the SA Report, which is likely to consist largely of updating baseline information, assessing effects through indicators and monitoring achievement (or not) of targets (where set).
- 6.3 Monitoring of the SA allows the actual effects of implementation of the SPD to be realised. This will allow future predictions to be made more accurately, to help inform the baseline data for other DPDs and SPDs and update existing data sets. The structure for monitoring shown in Figure 15 should be used. Cumulative effects will also be monitored and noted if these have become apparent.

Figure 15 – Monitoring the Effects of Implementation

| Objective | Indicator | Source | Date/ Frequency | Are there any gaps in existing information and how can this be resolved? | When should remedial action be considered? | What remedial action could be taken? | Status/ Problems encountered |
|-----------|-----------|--------|--------------------|--|---|--|------------------------------------|
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- 6.4 Monitoring of the SA will be included as part of the Annual Monitoring Report prepared for the Local Development Framework.

Appendix 1 - Quality Assurance Checklist

| Objectives and Context | |
|--|--|
| - The appraisal is conducted as an integral part of the plan-making process. | |
| - The plan/strategy's purpose and objectives are made clear. | |
| - Sustainability issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets. | |
| - SA objectives, where used, are clearly set out and linked to indicators and targets where appropriate. | |
| - Links with other related plans, programmes and policies are identified and explained. | |
| - Relates the requirements of the SEA Directive to the wider SA. | |
| Scoping | |
| - Authorities and other key stakeholders with a range of interests that are relevant to the plan and SA are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report. | |
| - The assessment focuses on the significant issues. | |
| - Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. | |
| - Reasons are given for eliminating issues from further consideration. | |
| Options | |
| - Realistic options are considered for key issues, and the reasons for choosing them are documented. | |
| - Options include 'do nothing' scenario wherever relevant. | |
| - The sustainability effects (both adverse and beneficial) of each option are identified and compared. | |
| - Inconsistencies between the options and other relevant plans, programmes or policies are identified and explained. | |
| - Reasons are given for selection or elimination of options. | |
| Baseline Information | |
| - Relevant aspects of the current state of the plan area (including social, environmental, and economic characteristics) and their likely evolution without the plan are described. | |
| - Characteristics of areas likely to be significantly affected are described. | |
| - Difficulties such as deficiencies in data or methods are explained. | |
| Prediction and Evaluation of Likely Significant Effects | |
| - Effects identified include the types listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as well as other wider sustainability issues (employment, housing, transport, community cohesion, education, etc). | |
| - Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed. | |
| - Likely cumulative (including secondary and synergistic) effects are identified where practicable. | |
| - Inter-relationships between effects are considered where practicable. | |
| - Where relevant, the prediction and assessment of effects makes use of accepted standards, regulations, and thresholds. | |
| - Methods used to appraise the effects are described. | |
| Mitigation Measures | |
| - Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated. | |
| - Issues to be taken into account in project consents are identified. | |
| The SA Report | |
| - Is clear and concise in its layout and presentation. | |
| - Uses simple, clear language and avoids or explains technical terms. | |
| - Uses maps and other illustrations where appropriate. | |
| - Explains the methodology used. | |
| - Explains who was consulted and what methods of consultation were used. | |
| - Identifies sources of information, including expert judgement and matters of opinion. | |

| | |
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| - Contains a non-technical summary covering the overall approach to the appraisal, the objectives of the plan, the main options considered, and any changes to the plan resulting from the appraisal. | |
| Consultation | |
| - Authorities and the public likely to be affected by, or having an interest in, the plan are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report. | |
| Decision-making and Information on the Decision | |
| - The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan. | |
| - An explanation is given of how they have been taken into account. | |
| - Reasons are given for choosing the plan as adopted, in the light of other reasonable options considered. | |
| Monitoring Measures | |
| - Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the appraisal. | |
| - Proposals are made for action in response to significant adverse effects. | |
| - Monitoring enables unforeseen adverse effects to be identified at an early stage. These effects should include predictions which prove to be incorrect. | |
| - During implementation of the plan, monitoring is used where appropriate to make good deficiencies in baseline information in the appraisal. | |