

South Holland District Council

Supplementary Planning Document on Affordable Housing

Final Draft

Adopted November 2007

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Section 1 – Introduction

- 1.1 There is a pressing need for more affordable housing in South Holland. Our affordable housing planning policy has played a major role in increasing the number of additional affordable homes provided per year in South Holland from 27 in 2003/04 to 144 practical completions in 2006/07.
- 1.2 The Council's affordable housing policies, HS8 and HS9, are set out in our adopted Local Plan July 2006. The policies require one third of all new developments of three or more properties to be affordable and make provision for rural exception sites. Under the arrangements for replacing Local Plans with Local Development Documents, the Local Plan policies HS8 and HS9 will remain in force for the time being. However, the current Supplementary Planning *Guidance* (the SPG) on HS8 and HS9 has to be replaced by a Supplementary Planning *Document* (the SPD).
- 1.3 This also provides the opportunity to reflect:
 - developments in national and regional policy
 - experience gained from operating the current SPG.
- 1.4 The Council will also, during 2008, consult on how it will replace HS8 and HS9 through new Development Plan Documents. This, in turn is, likely to require a further new SPD. This, however is a separate process which is set out in more detail in the Council's Local Development Scheme (LDS).
- 1.5 The consultation process for the SPD and Sustainability Appraisal (SA) ended on 20 September 2007. A statement of the comments received, the Council's response and the consequent changes to the SPD and SA can be obtained from the Council's Planning Policy Team on 01775 761161 or by emailing ldf@sholland.gov.uk. The document is also available on our website at www.sholland.gov.uk

Section 2 – Housing Need in South Holland

- 2.1 The Housing Needs Survey Update 2004 found that there was a shortfall of 269 affordable homes per year. Further information is included in paragraphs LP4.49 – LP4.51 of Appendix D of this SPD and from www.sholland.gov.uk
- 2.2 Policy 15 of the Draft Regional Plan shows interim affordable housing targets for the Peterborough Partial Housing Market Area. The Council is taking part in the Peterborough Strategic Housing Market Assessment (SHMA). The results from Stage 1, including a housing survey undertaken in South Holland in 2007, are currently being analysed. The SHMA will replace the Housing Needs Survey Update 2004 and will inform our forthcoming Local Development Framework (LDF) policies and our affordable housing delivery targets.
- 2.3 This SPD is intended to provide medium- to long-term guidance and will not therefore contain information on very specific housing needs, which may vary over time. The Council will give advice to applicants based on the latest housing needs information available at the time, including the SHMA. When considering applications, the Council will require properties provided through Policies HS8 and HS9 of the Local Plan to meet these needs.

Section 3 – Local Plan Policies HS8 and HS9

- 3.1 Our Local Plan Policies HS8 and HS9 are reproduced below and their supporting text is in Appendix D.

3.2 Policy HS8 - Affordable Housing

On residential development sites of three or more dwellings, or sites of 0.1 hectares or more, the Council will require the provision of a minimum of one third of the residential units as affordable housing on the site.

The requirements of this policy will also apply to proposals for conversion of buildings to residential use.

Any planning application which, on the grounds of viability, proposes a lower level of affordable housing provision than is required by this policy must be accompanied by evidence prepared by the applicant demonstrating that affordable housing at the level normally expected would impair the viability of the scheme and that the level proposed is the most that is achievable.

3.3 Policy HS9 - Rural Exceptions

On rural sites not identified for development in the Local Plan, affordable housing to meet local needs may be exceptionally permitted. Proposed 'exceptions site' development must:

- 1) **meet an identified local need and be of an acceptable size, and in particular the occupant of each dwelling should meet the definition of local housing need;**
- 2) **be subject to an agreement which ensures that it remains as affordable housing for local people and for second and subsequent owners / occupiers; and**

3) be in scale and character with the settlement in which it is to be located.

The sustainability of proposals will be critically assessed with reference to our settlement services and facilities survey and spatial strategy.

- 3.4 National planning guidance (especially Planning Policy Statement 3 (PPS3)), the current and draft Regional Plans, the Lincolnshire Structure Plan and other Local Plan policies are also relevant to the development of affordable housing.

Section 4 Types of provision

Mechanisms and viability

- 4.1 The Council will consult with developers, land owners and housing suppliers to ensure that the 'mechanisms' are in place for converting the policy into available, affordable housing units. This process will take account of the level of subsidy likely to be available and the need to ensure that the development remains viable. In doing this, the Council will recognise the cost of bringing sites to market and the need for schemes to attract finance from the private sector. The terminology of Housing Corporation initiatives and the Housing Corporation's name change over time and the Housing Corporation's or successor organisations publications should be referred to for more detailed information, but with the principles in SPD remaining fully relevant.

Social rented housing

- 4.2 PPS3 defines **social rented housing** as:
'Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.'
- 4.3 The Council will work with private developers and charities to assist them to meet these requirements appropriately, if the developer or charity is not intending for the social rented housing to be provided directly by an RSL or the Council.

Intermediate Affordable Housing

- 4.4 PPS3 defines **Intermediate affordable housing** as:
'Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.'
- 4.5 **Intermediate rented housing**, which must be within the framework of the PPS3 definition, is more specifically expected by the Council to be property owned by a private, voluntary or not for profit body, where the rental levels are at least 20% below the normal level that would be charged for the property constructed. The Council will have particular regard to the amount occupiers would have to pay up-front before moving in as this is a particular barrier to affordability and also have regard to whether properties are furnished. Landlords must be willing to take occupiers who are in receipt of Housing Benefit or any other state benefit and have buildings insurance and financing arrangements which permit this. This does not mean that all occupiers would be in receipt of benefits, but that they should be treated in the same way as other entitled prospective occupants. Properties would not be regarded as affordable if the rent levels proposed are too high to be met by Housing Benefit in the case of entitled occupants.
- 4.6 **Shared equity** can take a number of forms. One form is **conventional shared ownership**, which is where the occupiers own part of their home (usually, but not necessarily, subject to a mortgage) and rent the remaining part from a Registered Social Landlord, the Council, or a body nominated by the Council. Arrangements may be put in place such that the occupiers are able, over time, to increase their ownership share. The Housing Corporation's (or its successor organisations) **New Build Homebuy** scheme is broadly

similar, with a rent levied on the unsold equity by the Registered Social Landlord (or a private developer which receives Social Housing Grant) that operates the scheme.

- 4.7 Another form of shared equity provision may involve an **equity loan** which is given to a qualifying applicant to assist in buying a property. The occupier owns the whole property, but the equity loan is a charge on it and the equity is shared. The capital to which the loan relates is not a fixed sum but will change in line with the property value and will be repayable on resale. No payments are made on the loan before resale. Variations on this arrangement may be permissible provided the property remains affordable, such as some reduced-rate interest payments possibly being received by the affordable housing provider prior to any resale.
- 4.8 Where the properties of any type of shared equity are constructed in association with a planning permission as a result of our affordable housing planning policy, the maximum share which the occupier will normally be allowed to hold is 80%, unless arrangements are negotiated to ensure that the property remains affordable to future occupiers or there are robust arrangements for recycling sale receipts to provide further affordable housing in the District. Additional safeguards may be sought where practicable to ensure that local needs are met. This may also apply to additional shares purchased that are below the 80% threshold.

Discounted sale homes

- 4.9 In some cases, a developer may wish to sell properties that are not shared equity or shared ownership but will be affordable to initial and future occupiers and will meet the affordability requirements for shared equity and shared ownership housing. The houses are sold at 80% or less of the normal market value for the first purchasers and also those which follow. These are **discounted sale homes** and are acceptable provided they meet local housing need and the other requirements for affordable housing are met. Further details are given below.
- A private developer builds some properties and sells them at 80% of the normal market value after discussions with the Council.
 - The developer decides not to retain a share in the properties so the purchasers are freeholders.
 - The Council agrees with the developer a system for valuing the properties independently. The developer pays for the first valuation and subsequent valuations are paid for by either the buyer or the seller.
 - Marketing arrangements are agreed between the Council and the developer and evidence must be provided that the purchasers meet the requirements set out in Appendix A.
 - The agreement with the developer includes a provision that each future owner of each property has to enter into a legal agreement at their expense with the Council to ensure that the properties remain affordable in the future.

Other forms of affordable housing provision

- 4.10 The Council will consider innovative forms of affordable housing that are not included above, provided that they conform to national, regional and local planning policy and effectively meet immediate and long term local housing needs.
- 4.11 The Council may, if appropriate, consider holding an equity share (purchased at nil cost) of an affordable housing scheme, if this would provide added reassurance about its availability as affordable housing in the long term.

Section 5 Requirements

Affordability

- 5.1 PPS3 defines affordable housing, as shown below.
- 5.2 *'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:*
- *Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.*
 - *Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.*
- 5.3 This is compatible with the definition of affordable housing in Appendix 4 of the South Holland Local Plan 2006.
- 5.4 The types of provision in section 4 of the SPD above, by their nature, provide information on what is regarded as affordable housing by the Council. Further information on affordability is provided in this section to supplement this.
- 5.5 There are two key aspects to affordability underlying the Council's approach:
- the property must meet local housing need, which may require a range of affordable homes with costs that suit households at different income levels. The number of properties in any development is also likely to affect the mix needed, particularly for larger developments and/or smaller settlements.
 - the home must be suitable for the prospective occupant – their household must be in need of affordable housing but the cost of property must not be so high that they would be unable to realistically afford it.
- 5.6 When assessing affordability the Council will need to be sure that the outgoings concerned will be affordable not only to the prospective occupant but also to those in housing need in the local area generally. References to national, regional or county wide average earnings are not relevant to this assessment. The Housing Needs Survey Update 2004 found that 43.3% of households in South Holland had an income of less than £15,612 per year.
- 5.7 For any shared equity scheme, the initial proportion of equity to be purchased by the initial occupier may be specified by the Council. The Council also reserves the right to specify the arrangements for any on-going charges for initial and subsequent occupiers.
- 5.8 In order to be affordable, the total monthly cost to the householder of a shared equity or discounted sale home (based on a 95% mortgage on their share and rent/ routine service charges) should not be more than
- 93% of the monthly mortgage payments for a typical older property of a broadly similar type (assuming a 95% mortgage)
- AND
- 80% of the monthly mortgage payments for an identical open market property on the same development (assuming a 95% mortgage)

Shared equity properties funded by the Housing Corporation or successor organisations or conforming to their normal delivery regulations and models for shared equity will normally be assumed to meet this requirement.

- 5.9 The occupiers of a shared equity or discounted sale property are normally responsible for all repairs and maintenance costs and other outgoings in relation to the property, unless the affordable homes are flats where there may be special arrangements for communal areas and/or the exterior of the property being maintained using service charges.

Broader requirements

- 5.10 In addition to the other requirements throughout this SPD, affordable housing should be:
- constructed to a specification acceptable to the Council as strategic housing authority and ideally to “Lifetime Standards”
 - preferably meeting prevailing Housing Corporation’s or successor organisations quality, design and layout requirements regardless of whether or not the scheme would be in receipt of Social Housing Grant
 - constructed to achieve high levels of fuel economy (the Council will have regard to whether the proposal would promote low Co2 emissions, accord with the Council’s emerging emissions policies, the extent of Code for Sustainable Homes compliance and/or whether the requirements of the Building Regulations would be exceeded)
 - subject to appropriate conditions to ensure that the properties remain affordable to second and subsequent owners / occupiers
 - of a size which meets the proven housing need and good practice, including the number of bedrooms, property type and floor space.
- 5.11 The Council may set a maximum price for which individual affordable dwellings must be transferred to an affordable housing provider, but this will not be invoked to the extent that it would make a scheme unviable if a developer can show this to be the case through providing satisfactory, robust viability data. The Council may also decide that in some cases affordable housing must not be developed with Social Housing Grant (regardless of whether or not the grant is ‘recycled’), or severely restrict the amount of grant which may be accepted. The purpose of this paragraph is to maximise planning gain and avoid adversely affecting resources (for instance Social Housing Grant or RSL reserves) which could be used to provide affordable housing elsewhere.

Section 6 The Planning Process

On site provisions

- 6.1 Affordable housing, where part of an open market development, should be provided on-site whenever it is feasible to do this. Rural exception sites, which must wholly consist of affordable housing, are also a form of on site provision.

Affordable housing provided as part of open market developments

- 6.2 An affordable housing contribution will relate to the size of the site/plot (or the building, in respect of a conversion) and the number of housing units which could reasonably be developed on it, rather than the number of dwellings proposed in a particular planning application. Where it appears that two or more areas of adjacent land may reasonably be developed as a single site (even if an application is only for part of that site), the Council may calculate the affordable housing contribution with regard to the whole site.
- 6.3 The delivery of affordable homes, where part of a larger development including market housing, will be required to be phased in with the construction and occupation of the market dwellings. This will form part of the planning condition and/or Section 106 Obligation. In determining the requirements for phased delivery we will have regard to the agreed location and distribution of the affordable housing plots within the site.

- 6.4 The affordable housing must be well integrated in the development through layout, style and design (where part of an open market development). Where major sites have been allocated through the Council's LDF or former Local Plan process, the Council would want to see a particularly wide range of affordable housing provided, which may include types of affordable housing which meet needs which are difficult to address on other sites.

Off site provisions

- 6.5 The Council normally requires affordable housing to be on site. This is in line with national policy in PPS3. The Council's position is set out in more detail in paragraph LP4.58 of the Local Plan (included above in this SPD) which is essential reading.
- 6.6 Where, in exceptional circumstances, affordable housing is provided off-site and the location used for off-site provision could reasonably have gained consent for market housing, the Council will require the provision of the one-third affordable housing that would have been required if it had been built out as a market site, in addition to the off-site provision. For instance, if a location ('Site A') that is being constructed with a total of six dwellings is to be used as off-site affordable housing provision for another site ('Site B'), four of the properties would count as off-site provision for Site B and the other two properties would count as on-site provision for Site A.
- 6.7 Where an off-site financial contribution is acceptable, further details of this are given in Appendix B of this SPD.

Provision under Policy HS8 where the total number of units does not produce a whole number when divided by three.

- 6.8 Policy HS8 requires the provision of at least one-third affordable housing on sites of 3 or more dwellings.
- 6.9 Where the total number of units divided by three produces an answer implying that one-third of an affordable unit should be provided, the developer has the option of providing a commuted sum calculated according to Appendix B of this SPD and divided by three, or providing an additional affordable dwelling.
- 6.10 Where the total number of units divided by three produces an answer implying that two-thirds of an affordable unit should be provided, the developer has the option of providing a commuted sum calculated according to Appendix B of this SPD and multiplied by two-thirds, or providing an additional affordable dwelling.

Rural exceptions housing

- 6.11 Rural exceptions site development should be at the affordability level that addresses the greatest form of housing need in that settlement, or other villages in the local area as defined in Appendix A.
- 6.12 We are keen to encourage the development of exceptions sites in appropriate locations. We would urge potential applicants to seek informal advice from the Development Control and Housing Strategy teams as soon as they know of a potential site and before any design work has taken place.

Submitting and agreeing details through the planning process

- 6.13 The Council strongly urges developers to enter early pre-application discussions with its Development Control and Housing Strategy teams. This will help to develop appropriate

affordable housing and design solutions and help to avoid potential delays later on. Information on the type of affordable housing to meet local needs that is most appropriate for the site can be obtained from the Housing Strategy team.

- 6.14 If an applicant wishes to work with a registered social landlord, or another organisation which can receive Social Housing Grant, the onus is on the applicant to ensure that the plans submitted as part of the planning application meet the design requirements both of that organisation and the Housing Corporation or successor organisations.
- 6.15 In addition, applicants are reminded that the design of all affordable housing should meet the requirements in paragraph 5.10 of this SPD and that they should satisfy themselves of this before a planning application is submitted. A pro-forma entitled 'Planning Applicant's Affordable Housing Submission' is available from the Council's Development Control team to assist developers with preparing and making their submissions. Where a large site is to be developed in phases the Council may where appropriate allow the full details of the affordable housing to be agreed in stages as more information becomes available.
- 6.16 Where sufficient details of affordable housing delivery mechanisms are not submitted with full or reserved matters applications, standard planning conditions based on those in Appendix C may be used and/or planning consent may not be issued until an obligation has been entered into.

Ensuring Properties Remain Affordable

- 6.17 The Council needs to ensure that the properties constructed under these policies remain affordable to second and subsequent owners/occupiers. There will normally be a requirement to enter into one or more binding agreement(s) to ensure that the properties remain affordable to initial and subsequent occupiers and that they are used in a way which meets local housing needs, unless adequate reassurance can be achieved through the use of planning conditions. The developer and affordable housing provider will be required to pay the Council's costs in preparing and completing the agreements.
- 6.18 Where appropriate, the Council will register these arrangements as a local Land Charge and/or at the Land Registry.
- 6.19 The Council may request that independent valuations of homes and rental levels be carried out to help to ensure that the housing provided is affordable and remains so. The Council is most likely to request valuations:
- for intermediate affordable housing where this does not comply with standard Housing Corporation or successor organisations models
 - for social rented housing where this is not provided by the Council or a registered social landlord.

The Council will not meet the cost of these valuations.

- 6.20 Properties provided on rural exception sites (see paragraph 3.3) must always remain affordable, in line with Planning Policy Statement 3.
- 6.21 For the avoidance of doubt, the requirements in Section 6 also normally apply to properties that are provided off-site by the developer or built using developer financial contributions to affordable housing.

Technical Appendices

- A- Definition of Local Housing Need**
- B- Affordable Housing Financial contributions**
- C- Standard planning conditions**
- D- Local Plan Policies for affordable housing**

APPENDIX A – Definition of Local Housing Need

Local Housing Need

A.1 A household is in **local housing need** where they:

- constitute a separately identifiable household OR a 'hidden household' consisting of a single person aged over 16 living with close relatives or step-parents/ guardian/ former guardian/ partner/ former partner who is required by that person to move out permanently within one year

AND

- lack their own housing or live in housing which is inadequate or unsuitable to meet their existing and future requirements whether because of its tenure, size, type, design, location, condition, security, cost or because it is shared with another household - **OR** are living in social rented housing but wish to own their own home and can afford to do so but not at open market prices;

AND

- the members of the household together must have insufficient resources to be likely to be able to meet their needs in the existing local housing market without the provision of affordable housing for them

AND

- have at least one member of the household:
 - who has lived in the local area for the previous twelve months **OR**
 - who has worked for at least 24 hours per week based in the local area for eleven out of the previous twelve months **OR**
 - who has lived in the local area for two out of the previous four years **OR**
 - who needs to live in the local area to provide or receive a substantial degree of care and support from a close relative.

Other relevant considerations that may be taken into account are stated in paragraph A.3.

Local / in the Local Area

A.2 For the purposes of the preceding paragraph **local** (or **in the local area**) means a place of residence or employment which is within the District of South Holland and where the proposed housing scheme is not located at one of the settlements identified as a town in the Local Plan also within an eight kilometre radius of the proposed affordable housing scheme.

Other Considerations

A.3 The following points may be considered when judging the housing need of prospective occupants where they do not meet the usual criteria for local housing need but there are exceptional circumstances:

-
- does the prospective occupant need to be in the local area for employment reasons? For example do they work full or part time on the adjacent agricultural or other business or commercial undertaking?
 - does the prospective occupants' household need to live in the local area to provide or receive a substantial degree of care and support from a close relative?
 - if the prospective occupant does need to live in the local area for reasons outlined above could they afford to purchase a property? Are there other suitable properties available for rent or purchase in the local area which are affordable to the prospective occupant, and which the prospective occupant has reasonable opportunity to rent or purchase?

Nomination rights and marketing

- A.4 For all forms of affordable rented housing, the Council seeks the right to nominate 100% of all tenants to the landlord for initial lettings and a minimum of 75% of relets thereafter (with 100% being preferable), in order to ensure that the properties are best used to meet local housing needs. The need for affordable rented housing is considerable and the Council does not anticipate any difficulty in the owners letting these properties in a timely way to people in local housing need. However, we realise that funders, developers and the Housing Corporation or successor organisations may need assurance that, in the unlikely event that a suitable tenant in the local area cannot be found within a certain timescale, the property can still be let. The Council will negotiate on this point where necessary, but will not set out a rigid timescale in the SPD.
- A.5 For other forms of affordable housing the Council will agree liaison and marketing arrangements with the developer to ensure that initial and subsequent sales meet local housing needs. This may be through a formal marketing protocol incorporated in the legal documentation.
- A.6 Where a shared equity or discounted sale home is not located in one of the settlements identified as a town in the Local Plan, if a purchaser has not been found within six months of the property first being marketed by the affordable housing provider or a subsequent seller then 'in the local area' can refer to the whole of South Holland until the property is sold. In these circumstances, if the home is in a parish bordering the boundary of South Holland, the Council will also consider whether the local area should be widened for that sale only, to include some of the adjacent parishes outside South Holland.

APPENDIX B- Affordable housing financial contributions

- B.1 Section 6 of the SPD provides guidance on when off-site financial contributions may be acceptable. As stated in paragraph LP4.58 in Appendix D, "The 'one third' affordable housing contribution refers to the provision of land at nil cost and in addition a capital contribution to the cost of the dwellings."
- B.2 The Council will spend financial contributions for affordable housing collected within ten years of receipt. A sequential approach will be taken regarding the locations where the financial contributions may be spent, depending on the availability of suitable sites or existing properties, other funding that may be required, cost and feasibility of development, sustainability, local housing need and the amount of time needed to complete the scheme.
- B.3 The Council included a detailed model in its September 2005 Supplementary Planning Guidance on Affordable Housing, to assist in undertaking calculations for off-site provision through financial contributions. This showed a requirement for £46,682 per affordable dwelling in cases where affordable housing had to be provided off-site through financial contributions. This sum was calculated based on October-December 2004 prices.
- B.4 The figure in the September 2005 SPG has worked well in practice. It will be inflated according to the Department for Business Enterprise and Regulatory Reform Tender Price Indices for New Build Social Housing, starting from the fourth quarter of 2004 and up to an appropriate point between the signing of the Obligation for the development concerned (or the making of the Unilateral Undertaking) and the payment of the sum being due. For example, by the fourth quarter of 2006 this sum had increased to £53,995 (based on provisional index figures for 2006).

APPENDIX C – STANDARD PLANNING CONDITIONS

Condition on an Outline Planning Permission

Scenario 1:

This may be varied if necessary for some applications, for instance to confirm specific details that the developer may have already submitted or to highlight specific legal agreements that may be required.

The Council is setting as a condition that the minimum requirements of its policy should be met in order that a proportion of the homes to be developed shall be affordable

Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the provision and phasing of a minimum of one third of the total residential units as affordable housing on the site to meet local housing needs. The scheme shall identify the mechanisms by which the affordable housing is to be provided in each phase, whether by means of a registered social landlord or otherwise, and the timing of delivery. In the submission of the details of the design and layout of each phase, the location of each affordable housing unit shall be indicated, along with the size and tenure, the method of delivery and arrangements for ensuring that the affordable housing to be provided meets identified local housing need. Not more than 50% of the total number of the approved dwellings within each phase, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units in that phase and not more than 90% of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.

Comment on Scenario 1:

It is likely that in order to comply with this condition, planning consent will normally be granted subject to a planning obligation and/or other agreements which will need to be agreed by the parties thereto. You are therefore asked to bear this in mind when determining the timing of your submissions.

Scenario 2: Condition on a Detailed Planning Permission

This will be similar to Scenario 1 above, but adapted to suit the specific circumstances of the detailed permission concerned.

Appendix D

Local Plan Policies for affordable housing

HS8 Affordable Housing

LP4.45 The District Council considers the provision of affordable housing to meet the needs of local people to be one of the most important issues facing it. We are committed to ensuring that local people have the opportunity of a decent home. Some people cannot access the general housing market because their incomes are insufficient, so we will seek the provision of affordable housing to try and address these housing needs.

LP4.46 House prices in the District have risen significantly over recent years. They are simply not affordable to many local people. The substantial increase in house prices has not been matched by a similar increase in wage levels. The Council therefore defines 'Affordable Housing' as being homes provided to meet the needs of people who cannot afford to buy or rent suitable property on the open market and which are therefore homes made available at a rent or price below the normal market level, irrespective of size or type of dwelling, which are affordable (having regard to detailed formulae and other advice in its approved Supplementary Planning Guidance September 2005, which may be reviewed when necessary) and which are made available to meet demonstrated needs in the area (including needs evidenced in its Housing Needs Survey 2003 and updated figures based on the survey).

LP4.47 Affordable housing can be provided through 3 main routes:

- Direct provision by the District Council;
- Provision by Registered Social Landlords (RSLs) or Charities; or
- Provision by Private Developers.

LP4.48 The Council is pursuing all of these routes to ensure maximum delivery. We need to be innovative and look at different ways of delivering affordable housing, including through a range of tenures. One of the ways we will address the shortfall is to seek provision through the planning process as part of development. In addressing the community's need for a mix of housing types, the Council will require affordable housing provision on the basis of evidence. A major contribution to meeting need can, and must, be made through the planning process, although clearly not all of the need will be met that way. The sites allocated for housing development by Policy HS3, together with developments brought forward under Policies HS4 and HS6 where they are of a size requiring affordable housing, will together provide the main contribution towards affordable housing provision in the District over the Plan period.

LP4.49 Our Housing Needs Survey Update 2004 identified 530 affordable housing units are needed annually. Re-lets in the existing stock are insufficient to meet this need and there remains a projected requirement for an extra 269 affordable homes annually from 2004, for at least 5 years in order to meet all the backlog of unmet need and address newly arising need over that period. However, we anticipate that it will take longer than five years to clear the backlog and hence that the annual requirement thereafter will be in excess of the 155 homes required to meet newly arising need. We will regularly monitor progress towards meeting need and when necessary we will reassess the amount of unmet need.

LP4.50 There is a shortfall in affordable housing in each and every sub-area of the District as shown in the Housing Needs Survey report.

LP4.51 Affordable housing can be provided in urban and rural areas and be for discounted sale, for shared ownership or for rent (or a combination of these) wherever a demonstrable need exists. This is irrespective of tenure, ownership or financial arrangements. There are a number of types of provision and each will have a role to play and may be suited to meeting a particular group of needs or income levels. Properties must meet local housing need, which may require a range of affordable homes with costs that suit households of different income levels. The number of properties in any development is also likely to affect the mix needed. The homes must be suitable for the prospective occupants. Evidence suggests that in particular there is a requirement for significant proportions of both affordable rent and shared equity sectors to be provided overall in the District. We are particularly mindful of the need to increase the stock of low rent properties given that they may well be the only type of property ever affordable to some households. The Housing Needs Survey shows that new low cost market housing, unless in some way made available at a rent or price below the normal market level through the private or public sectors, will not contribute to meeting the need for 269 homes per annum referred to previously. Low cost market housing has a role to play in adding to the overall range of housing types in the stock but can only be seen as additional to the identified affordable housing need. The Council's priority is to rigorously pursue contributions of subsidised housing through Policy HS8.

LP4.52 The adopted Local Plan (1998) did not contain any policies specifically relating to affordable housing. However the First Deposit Draft Local Plan (2001) contained policies which reflected the guidance given in PPG3 (2000) and Circular 6/98. The Government also consulted on a draft revision to PPG3 during 2003, which it was proposed would replace Circular 6/98. It proposed a general reduction of thresholds to 15 dwellings or 0.5 hectares with the potential to adopt lower thresholds, to address the housing needs of our communities. In particular, it emphasised the potential contribution of sites below the main threshold to help meet the needs in small rural settlements. Some parts of PPG3 were subsequently changed in January 2005. The Government has now consulted on further draft revisions in a paper "Planning For Mixed Communities" (and on a Draft PPS3). This picks up on some of the earlier consultation issues. In the interim, Circular 6/98, including its thresholds, remains in force. The policy set out below therefore continues to reflect guidance in PPG3 (2000) (as revised in January 2005) and Circular 6/98 but adopts a lower threshold than those that were set out in the First Deposit Draft given the evidence of need across the District set out in our Housing Needs Survey (2003) and updated figures based on the survey. In particular, the threshold is justified by the exceptionally high level of housing need in all areas and the limited number of larger sites that are likely to come forward in the District as a whole.

LP4.53 The First Deposit Draft Local Plan recognised that a disproportionately large amount of housing land was located within the smaller rural settlements. Very little of this large bank of planning permissions relates to affordable housing. The Council's aim is to achieve a more sustainable distribution of housing and therefore expects to see the majority of new permissions, and hence the majority of affordable housing provision, in the urban areas together with a reasonable number of affordable dwellings in the rural areas, particularly to meet local needs. For monitoring purposes, the minimum target for affordable housing provision through Policy HS8 (and preceding emerging policy) for the period 2004-2021 is to achieve completion of at least 1160 homes (on average at least 69 homes per annum) which has been calculated as follows:

Table: Affordable Housing Minimum Target (Policy HS8 provision)

Source	Estimated Number of Affordable Homes
Existing Planning Permissions	280
Allocated Sites	620
Urban Capacity Sites	260
Total:	1160

Note: Estimates are based on affordable housing provision of one third on qualifying sites. In turn these figures are based on assumptions, for example density. Sites developed solely for affordable housing will generate additional affordable homes not included in the above target. Rural exceptions housing is not included in this target and will be additional. We will refine this target if necessary through our Annual Monitoring Report. This is a minimum target for monitoring purposes and is not a maximum. If this target is exceeded, affordable housing will still be required where there is evidence of unmet need remaining.

LP4.54 Minimum targets for affordable housing provision have been set for individual major housing sites allocated in Policy HS3 and they are given in the table in that policy.

LP4.55 The additional affordable homes provided by schemes comprising solely affordable housing will be additional to these numbers and not count towards the minimum target.

LP4.56 We will monitor affordable housing commitments and completions as part of a Plan-Monitor-Manage approach. As well as monitoring progress towards the overall numerical target, it will be necessary to look at the types of affordable housing provided in order to assess whether the specific social needs of South Holland are being met.

LP4.57 Where the application is for just 1 or 2 dwellings, but clearly forms part of a site for development of 3 or more dwellings, then the Council will seek the provision of affordable housing in accordance with this Policy. The minimum density of development across the site will be expected to be in the range 30 – 50 dwellings per hectare in urban locations, to accord with PPG3, and should reflect our Urban Capacity Study. The policies apply to all new planning applications for residential development, including applications for renewal of previous permissions.

LP4.58 Our normal requirement is for at least one third of the housing to be affordable housing and for it to be provided on site, within the development. However, in a particular case there may be good planning reasons why, as an exception to this normal requirement, it would be preferable either for the affordable homes to be provided by the developer on another site or for the Council to accept a financial contribution to an affordable housing scheme on another site. Also, if the proposed development consists of less than 9 dwellings the Council may accept a financial contribution to an affordable housing scheme on another site. We will only accept off-site provision or financial contributions where they are linked to a specific, planned affordable housing programme. The onus will be on the applicant to identify the affordable housing scheme where appropriate, or to discuss with the Council contributing to the Council's own scheme for funding of affordable housing programmes. Neither off site provision nor financial contributions will be a less expensive option than on-site provision, but will be equitable. In calculating requirements for off-site provision or for financial contributions, regard will be had to the number of general market homes that the developer will achieve, the total number of dwellings (general market plus affordable) to be delivered across all sites which are part of the consideration and the site area(s) involved. The 'one third' affordable housing contribution refers to the provision of land at nil cost and in addition a capital contribution to the cost of the dwellings. Where applicants are seeking a reduction in the amount of affordable housing normally required it will be necessary for them to provide a robust financial appraisal of the development as part of the planning application to demonstrate why that reduction is justified. The

Council will closely scrutinise such proposals. The Council will only seek less than one third of a residential development as affordable housing in exceptional circumstances.

LP4.59 In order to create and maintain an adequate supply of affordable housing, we will seek reasonable assurances that the dwellings provided will be made available for occupation by those people who are in need in that area. The measures necessary will depend upon the types of partners involved and the type of housing to be provided. For example, if a Registered Social Landlord (RSL) is involved who will manage the letting of dwellings, that provides some assurance. However, sometimes it will be necessary to use planning conditions as a means of control, or possibly planning obligations under Section 106 of the Town and Country Planning Act 1990. In the case of 'rural exceptions sites', it will always be a requirement that the affordable housing remains available as such not just for initial occupiers but for all subsequent occupiers too.

[Policy HS8 itself can be found at paragraph 3.2 of the SPD]

Rural Exceptions

LP4.60 PPG3 (2000) as revised in 2005 allows limited opportunities for small-scale rural exception sites for affordable housing. Under this Policy the Council, whilst it has not allocated such sites in this Plan, may exceptionally grant planning permission on land that would not normally be released for development. This can provide a valuable opportunity to meet genuine local needs. The sustainability of proposals will be assessed with reference to the spatial strategy of the plan and our Settlement Services and Facilities Survey. Settlements with little or no basic services and facilities, and open countryside locations that are not related to a village, will not normally be favoured for new affordable housing provision, although each planning application will be considered on its merits. Particular regard will be had to the settlement hierarchy set out in Policy SG3. The size of the application site and the number of units proposed should be commensurate to the settlement to avoid over development. We envisage rural exception sites to provide no more than 10 dwellings. The need for such a site should be clearly demonstrated with reference to the Housing Needs Survey.

LP4.61 The Council will therefore give consideration to proposals on suitable small rural sites outside, but normally adjacent, to the defined settlement limits of villages, as an exception to normal policy. Such locations, adjoining villages are more likely to be within reach of facilities and public transport than if based in the wider countryside, and should not result in sporadic development. The Council will also consider granting proposals which are well related to the built up area of one of the Other Rural Settlements, where there are some services and facilities present in the village and where the housing is essential to meet local need; only very exceptionally will proposals be allowed in other, less sustainable, locations. Some parishes have begun preparing parish plans and village appraisals. Such documents utilise local knowledge and can help to identify what need exists and where sites could be located. We will work closely with local parishes where the opportunity arises.

LP4.62 There is evidence of substantial need for affordable housing in the District, and in particular there is a real challenge in trying to clear a significant amount of the backlog of unmet need. Therefore the Council may also consider as an exception granting permission for small-scale proposals which are outside but adjacent the defined settlement limits of urban areas and well related to the town, which comprise solely affordable housing to meet demonstrated local needs.

LP4.63 High standards of design will be required in order to minimise the impact of exceptions schemes on the countryside and on the settlements themselves. As with any other housing scheme, we will need to consider carefully the sustainability of proposals, including impact on community infrastructure.

[Policy HS9 itself can be found at paragraph 3.3 of the SPD]

Affordable Housing Supplementary Planning Document Sustainability Appraisal

**Final Draft Adopted
November 2007**

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Non-technical Summary

Introduction and invitation to comment

This Sustainability Appraisal (SA) has been produced for the Affordable Housing Supplementary Planning Document (SPD). Its purpose is to set out how sustainability issues have been taken into account during the preparation of the SPD, and identify any impacts it may have.

Methodology

This SA incorporating SEA has been undertaken to meet the requirements of the Strategic Environmental Assessment (SEA) Directive and the Planning and Compulsory Purchase Act 2004. This SA has been undertaken in line with the proposals set out in the scoping report. The Scoping Report provides a review of all the relevant plans, programmes and strategies, and also sets out the sustainability objectives against which the SPD will be assessed. The evidence base for the SPD is the Housing Needs Survey Update published in 2004.

The baseline information for the sustainability framework has been collected from a range of sources, both from within the Council and externally, sources are quoted within the framework. The sustainability framework has been put together specifically for this SA of the draft Affordable Housing SPD.

Assessment of Impacts of the SPD

When assessing the impacts of the draft Affordable Housing SPD, the compatibility of the SPD objectives with the sustainability objectives was the first stage. In general the two sets of objectives proved to be compatible, or have a neutral compatibility.

When considering the implementation of Local Plan policies, two options were considered, to rely solely on the Local Plan, or to produce additional guidance in the form of a SPD. The SPD option was decided upon as it would provide a more detailed guidance on tenure, need and size of developments. The base policy for the SPD is Policy HS8 Affordable Housing and HS9 Rural Exception Sites.

Appraisal of the draft SPD

The SPD was assessed against the sustainability objectives. The results of this appraisal show that the SPD scores well, generally having a minor positive impact. As the focus of the SPD is restricted, it is unlikely that it would have any major impacts. No negative impacts were identified.

No specific mitigation measures have been proposed, as no negative impacts were identified during the appraisal. However, should any negative impacts occur as a result of implementation, corrective policy measures will be taken.

Monitoring

As the majority of the baseline information was collected from Council sources, monitoring can be primarily undertaken through existing methods of data collection. Following adoption of the SPD monitoring will be undertaken through existing monitoring mechanisms of the Annual Monitoring Report. This will be undertaken against indicators C10 and other sources as identified in the sustainability framework included in this document.

1.0 Introduction

1.1 Purpose and Structure of Report

Following Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC) each new plan prepared must be accompanied by a strategic environmental assessment that will assess the impact of the plan on the environment. The Planning and Compulsory Purchase Act 2004 has widened this assessment into a requirement for a Sustainability Appraisal which in addition to meeting the requirements of the SEA Directive, also assesses the impacts of the plan on social and economic factors.

This sustainability appraisal (SA) document sits alongside the Affordable Housing Supplementary Planning Document (SPD) which has been produced to provide additional guidance in relation to the implementation of Policy HS8 (Affordable Housing) of the Local Plan. Its purpose is to set out how sustainability issues have been taken into account during the preparation of the SPD and identify any impacts that its implementation may have.

The Scoping Report, published in June 2007 following consultation with the statutory consultees sets out the scope of the SA, and the Council's sustainability objectives that are relevant to the SPD. As the Affordable Housing SPD is specific in its focus, this is reflected in the scope of the SA.

The structure of this report is as follows:

Section 1 contains the background to the report, including the requirement for SEA/SA, and details of the consultation arrangements in line with SEA requirements.

Section 2 contains the methodology and how the process of the sustainability appraisal has been carried out. Information on the linkages to other plans and strategies and the baseline which is included in this section.

Section 3 assesses the impacts of the SPD, comparing the compatibility of the SPD objectives with the sustainability framework, and considers the alternative options.

Section 4 contains the appraisal of the draft SPD against the sustainability objectives. This section also includes any impacts of the SPD and mitigation measures.

Section 5 contains details of how the SPD will be monitored.

1.2 Compliance with SEA Directive and Regulations

This SA has been produced in compliance with the ODPM guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (2005) and the ODPM's 'A Practical Guide to the Strategic Environmental Assessment Directive'. In following the guidance set out in these two documents it is considered that this appraisal meets the requirements of the European Directive 2001/42/EC. The table below sets out the requirements of the SEA Directive, and where each requirement is covered in the report.

Table 1. The requirements of the SEA Directive and where covered in this report

Requirements	Where Covered in SA Report
An outline of the contents, main objectives of the plan or programme, and relationships with other relevant plans and programmes.	Section 2.2
The relevant aspects of the current state of the environment and likely evolution thereof without implementation of the plan or programme.	Section 2.3
The environmental characteristics of areas likely to be significantly affected.	Section 2.3
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.	Section 2.2, 2.3
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.	Section 2.2
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 factors. These effects should include secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative.	Sections 4.1 and 4.2
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.	Section 4.3
An outline of reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	Section 3.2
A description of measures envisaged concerning monitoring in accordance with Article 10.	Section 5
A non-technical summary of the information provided under the above headings.	Non-technical summary above

1.3 Consultation arrangements

Consultation on the SPD and this SA has been carried out wherever possible in line with the Council's Statement of Community Involvement (SCI) and the ODPM guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (2005). In addition to the three statutory consultees (Environment Agency, English Heritage and Natural England) the Government Office East Midlands (GOEM) and the East Midlands Regional Assembly (EMRA) were also consulted on the Draft Scoping Report. Following this consultation, whereby comments were received from EMRA and the Environment Agency, some minor amendments were made. The Scoping Report is available on the website (www.sholland.gov.uk) and is available at the Council Offices, Spalding.

The evidence base for the SPD has not been consulted upon strictly in line with the SCI:

- because this information, and the commencement of work on the SPD itself and the draft Scoping Report, pre-dates the SCI;
- it has been within the public realm since Spring 2005 as it formed part of the evidence base of the Re-deposit Local Plan.

The SEA Directive requires that certain steps are carried out when consulting on the SA. The requirements and where they are covered in the report are detailed in the table below.

Table 2. The consultation requirements of the SEA Directive and where covered in this report

Requirements	Where covered in report
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4)	Section 1.3
Authorities with environmental responsibility, and the public, shall be given an early and effective opportunity to, within appropriate time frames, 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)	Section 1.3
Other EU Member States, where the implication of the Plan or programme is likely to have significant effects on the environment of that country (Art. 7)	Not relevant to this SPD
Taking the environmental report and the results of the consultations into account in decision making (Art. 8)	Section 4.2

This SA, as it sits directly alongside the SPD, has been consulted on as a part of the SPD consultation. The consultation process for this draft SA ended on 10 September 2007.

Following on from the public consultation, we have considered the representations made and whether any changes should be made to the SPD and SA in response to these. Further information on this process is included in the Statement of consultation and representations available from www.sholland.gov.uk. The finalised documents will be adopted in November 2007.

2.0 Methodology

2.1 Approach to the Sustainability Appraisal

The undertaking of a Sustainability Appraisal, incorporating the requirements of the SEA Directive, is now mandatory for all new Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). As the adopted Local Plan was adopted before the 22 July 2006, the critical date for the requirement of the production of Sustainability Appraisals incorporating SEA, it is considered that the undertaking of an Appropriate Assessment for the Affordable Housing SPD is not necessary, as the provision of Affordable Housing will not have a detrimental impact on The Wash. Following the consultation on the draft Scoping Report with the statutory consultation bodies and other groups, as detailed above, no comments were received indicating that an Appropriate Assessment should be carried out.

2.2 Linkages with other plans and strategies

The Scoping Report provides a review of all the relevant plans and strategies that relate to the provision of Affordable Housing. This list has been added to following consultation of the draft Scoping Report, when additional documents were recommended for inclusion by the statutory consultees. This review of plans and strategies is appended to this report at Appendix A.

The evidence base for the Affordable Housing SPD was published in August 2004. The Scoping Report, which sets out the scope of this SA and the sustainability framework containing the baseline data for the SA can also be viewed online at www.sholland.gov.uk.

The Affordable Housing SPD has been produced to supplement policies from the Local Plan that deal with Affordable Housing. This will primarily be in respect of Policy HS8 and HS9. The SPD will

provide guidance on the implementation of the policy, such as the provision of affordable housing, options and implementation.

Planning policies in the Local Plan, and in future in the Local Development Framework, are prepared in a form to ensure consistency and close integration with the Community Plan, as the documents share a common vision. The provision of Affordable Housing is particularly relevant to two of the five priority themes within the 2006-2009 Action Plan of the Community Plan. These themes are Sustainable Communities and Thriving and Safe Communities. This is reflected in the objectives and sub-objectives in the sustainability framework.

2.3 The baseline information

The baseline information collected for the sustainability framework in the Scoping Report covers a range of information in relation to the sustainability issues identified in the framework as being relevant to Affordable Housing provision. A large proportion of the information collected was already held by the District Council in results from Annual Monitoring Reports and residents surveys sent out from various departments.

The collection of the baseline data has highlighted a number of issues in respect of the current state of housing provision, in its widest sense. Some of the key issues and facts that it has identified are as follows: House prices are just below the average for the region but between 1995 and 2006 the average house price increased from £49,146 to £161,867. This has not been equally matched by an increase in salaries leaving many people priced out of the housing market. The 2004 Housing Needs Survey Update identified a shortfall of 269 affordable homes per year.

As the SPD is District wide, and does not apply specifically to one settlement or area, the baseline data has in the majority of cases been given at a District Wide level. With the SPD it is expected that the amount of Affordable Housing in the district would continue to increase. However without the SPD it would be unlikely that there would be a major decrease in the provision of Affordable Housing as the Local Plan policy HS8 would ensure that Affordable Housing is provided on new residential developments. However, the quality of new developments would not be as high and some developers may not chose to develop sites for affordable housing without guidance being available.

2.4 How and when the Sustainability Appraisal was carried out

Work on the scoping report began at the beginning of 2007 with the collection of the baseline data from a number of sources. This baseline data, combined with the evidence base and the Re-Deposit Local Plan which was published for consultation during spring 2005 has had an influence over the content of the SPD. Work on the Scoping report and SPD started in February 2007 with the sustainability framework and a draft of what the Affordable Housing SPD should cover. The draft Affordable Housing SPD and the draft SA, which had been produced following the finalisation of the Scoping Report, was presented to the Council's Cabinet at their meeting on 24 July 2007 for approval for consultation. Further information on this process is in paragraph 3.1 of this SA.

2.5 The Sustainability Framework

The framework for undertaking this sustainability appraisal is set out in the sustainability framework at Appendix B of the Scoping Report. The sustainability framework is also attached to this report at Appendix B. The framework sets out the baseline data in tabular form alongside the 10 sustainability objectives and the more detailed sub-objectives. Within the framework, assessment criteria and indicators are also set, which will form the basis of the sustainability appraisal itself.

The sustainability framework has been put together specifically to assess the impacts of the Affordable Housing SPD. As the council produces more documents for the Local Development Framework, and sustainability appraisals are carried out, a comprehensive sustainability framework covering all the areas of planning policy will be formed. This will provide a general set of sustainability objectives that can then be selected specifically and added to for new documents.

As the SPD is to be focused on a tightly defined subject and is therefore limited in scope, it will only ever have a limited impact on the baseline data. However, it is still possible that there may be some relatively significant impacts that arise from the SPD, and it is the purpose of this SA to assess any impacts that may arise.

There are 10 sustainability objectives for this sustainability appraisal that cover a range of SEA issues, the table below provides details of the objectives and the issues they cover.

Table 3. The Sustainability Objectives

Sustainability Objective	SEA Issue	Comments
1. To achieve greater social inclusion and a sense of community	Population Material Assets	The SPD may influence the creation of a sense of community among residents, and may help achieve social inclusion
2. Improve access to appropriate high quality housing for all	Population	The SPD will help to provide access to a range of housing options
3. To minimise the overall energy consumption, and encourage the use of renewable sources of energy	Human Health Climatic factors	The SPD will encourage the use of renewable energy sources
4. To reduce the out-migration of the young working population	Population	The SPD will allow young people access to the housing market
5. To make South Holland a place where people want to live, work and visit	Population Human Health	The SPD will improve housing options for its residents
6. To ensure that as many people as possible can make realistic transport choices and improve access to a sufficient transport system	Air Climatic Factors Human Health	The SPD will encourage developments in sustainable locations
7. To avoid irreversible loss of agricultural land and to make the best use of existing and previously developed land	Population Biodiversity Landscape	Affordable housing is encouraged on brownfield sites helping to minimise agricultural loss
8. To provide appropriate housing for local needs	Population	The SPD will provide housing for local people where it is needed
9. Support the vibrancy of town and village centres	Population	Affordable housing will help make towns and villages sustainable and integrated.
10. To provide housing for all social groups	Population	The SPD will encourage housing for supported needs

The SEA issues of soil and cultural heritage are not included within the above table as the sustainability objectives do not directly impact them, and the table only includes those impacts which

are direct. The other issues fauna, flora and water are not included as any impacts are likely to be so small.

3.0 Assessment of impacts of SPD

3.1 Compatibility of objectives

The Affordable Housing SPD has a number of objectives that supports its purpose of providing more detailed guidance for Policy HS8 in respect of the type of Affordable Housing to be provided, and more detailed guidance regarding tenure. The objectives of the Affordable Housing SPD are:

- a) to provide guidance regarding the type of Affordable Housing that will be required;
- b) to provide guidance on development standards and costs for Affordable Housing;
- c) to facilitate an offering of greater quality, flexibility and choice to those in need;
- d) providing high quality homes in mixed sustainable communities;
- e) to widen the opportunities for home ownership;
- f) to match more closely the type of provision with needs across the District;
- g) to provide guidance on the requirement for the payment of commuted sums in place of Affordable Housing in exceptional circumstances.

The first stage of the sustainability appraisal that was undertaken was to test the compatibility of the SPD objectives with the sustainability objectives in the sustainability framework. The table below sets out how the SPD objectives compared against the sustainability objectives.

Key for table 4

- ✓ objectives compatible
- neutral compatibility
- * objectives not compatible

Table 4. The compatibility of SPD objectives with SA objectives

SA \ SPD	a	B	c	d	E	f	g
1	✓	-	✓	✓	✓	✓	-
2	✓	-	✓	✓	✓	✓	-
3	✓	-	✓	-	✓	-	-
4	-	-	✓	✓	✓	✓	-
5	✓	-	✓	✓	✓	✓	-
6	-	-	-	✓	-	-	-
7	-	-	-	-	-	-	-
8	✓	-	✓	-	-	✓	-
9	-	-	-	✓	-	✓	-
10	-	-	✓	✓	-	✓	-

From the table it is possible to see that the SPD objectives are broadly in line with the sustainability objectives, with no negative impacts being identified.

3.2 Options considered

When considering the implementation of the Local Plan policies on Affordable Housing, and achieving the objectives of the plan in respect of the provision of Affordable Housing in the District, two main options were considered:

- to do nothing and therefore rely only on the Local Plan policies;
- to produce an SPD to provide additional guidance and detail to help the implementation of the policies.

The option to do nothing and rely only on the Local Plan policies was not considered to be an option that could realistically be followed through, as it would not achieve well designed and integrated Affordable Housing. An SPD would provide guidance on issues such as need and type of developments. The presence of an SPD would also help to reduce the need for staff time to be spent in negotiation with developers, over matters of delivery on which guidance could be given in an SPD and also generally ease implementation of the policy.

There has been no formal assessment carried out on these options, as the principle for the need for Affordable Housing contributions has been established through the adoption of Policy HS8 Affordable Housing requiring no less than one third affordable housing on residential developments sites of three or more dwellings or 0.1 hectares, and Policy HS9 Rural Exceptions. The options only related to how best this could be achieved. It was chosen to produce revised guidance in light of new national policy and experience of operating the September 2005 SPG.

3.3 The base policy

The South Holland Local Plan was adopted at a special meeting of the Council on 18 July 2006. An inquiry had been held into the objections to the Local Plan. The Inquiry opened on 5 January 2006. Hearings were held during January, and the Inquiry formally closed on the 28th April 2006. The Council received the binding report of the Inspector on 30 June 2006. The Local Plan was adopted at a special meeting of the Council on 18 July 2006.

Although the Plan has not been subject of a SA incorporating SEA, it has been subject to a sustainability appraisal, the results of which for Policy HS8 are attached at Appendix C. Within this assessment Policy HS8 did not score negatively against any of the sustainability objectives, as the policy has been subject to some form of sustainability appraisal and has been formally adopted as a part of the Local Plan. This sustainability appraisal therefore focuses on the impact of the SPD above and beyond any impacts of the adopted Local Plan policies.

4.0 Appraisal of the Draft SPD

4.1 The sustainability appraisal of the SPD

The results of the sustainability appraisal are set out in order of the sustainability objectives A summary table is included at Appendix D. The results tables set out the likely effects, and the likely timescale, permanence and scale of any effects. An explanation and comment is also given.

Key to appraisal tables

- ✓✓ option has significant positive impact on the SA objective
- ✓ option has minor positive impact on the SA objective
- option has neutral impact on the SA objective
- × option has minor negative impact on the SA objective
- ×× option has significant negative impact on the SA objective
- ? the impact on the SA objective is uncertain
- ST Short term (during the construction of the development)
- MT Medium term (5-10 years post completion)
- LT Long term (more than 10 years post completion)

Likelihood – High, Medium or Low

Scale – Local, Regional, National, Global

Permanence - Temporary or permanent

Effect – Secondary, Cumulative, Synergistic

Monitoring – Proposals for monitoring effects

Sustainability Objective 1 – To achieve greater social inclusion and a sense of community.

Sub-Objective – Ensure that the needs of the district’s residents are catered for.

Assessment of effects			Explanation and comments
ST	MT	LT	
-	✓✓	✓✓	<p>The policy will help to create a sense of community and reduce social exclusion by allowing a wider group to access the housing market. New Affordable Housing will be required to be of a size and design to serve the needs of the residents of the new development.</p> <p>Likelihood: High Scale: Local Permanence: Permanent Effects: a reduction in social exclusion can have positive impacts for health of residents, and increase community interaction. Monitoring: the effects of the SPD can be monitored through existing monitoring procedures, such as the Tenants Satisfaction survey and Quality of Life survey.</p>

Sustainability Objective 2 – Improve access to appropriate high quality housing for all

Sub-Objectives – To ensure that as many people as possible have access to housing in the district. To improve the standard of housing in the district

Assessment of Effects			Explanation and Comments
ST	MT	LT	
-	✓✓	✓✓	<p>The SPD requires that Affordable Housing is to be provided on sites of 3 of more dwellings in line with the Local Plan.</p> <p>Likelihood: Medium to high Scale: Local (district wide) Permanence: Permanent Effects: an increase in quality Affordable Housing will increase the opportunity to access the housing market. Monitoring: through existing monitoring practices such as the Annual Monitoring Report and Quality of Life survey.</p>

Sustainability Objective 3 – To minimise the overall energy consumption, and encourage the use of renewable sources of energy

Sub-Objective – To promote the building of eco-homes

Assessment of Effects			Explanation and Comments
ST	MT	LT	
	✓	✓	<p>To improve the use of renewable energy sources and include eco-homes into affordable provision</p> <p>Likelihood: high Scale: Local Permanence: Permanent Effects: Increase the number of eco-homes</p>

Monitoring: the effects of the SPD can be monitored through existing monitoring procedures such as the Annual Monitoring Report.

Sustainability Objective 4 – To reduce the out-migration of the young working population

Sub-Objective – To ensure district remains sustainable

Assessment of Effects			Explanation and Comments
ST	MT	LT	
	✓	✓	<p>Affordable Housing provision will increase the opportunities for young people to access housing. Likelihood: Medium Scale: Local Permanence: Permanent Effects: opportunities for housing will increase Monitoring: the effects of the SPD can be monitored through the Annual Monitoring Report.</p>

Sustainability Objective 5 – To make South Holland a Place where people want to live, work and visit

Sub-Objectives – To improve access to housing
 To reduce crime and anti-social behaviour

Assessment of Effects			Explanation and Comments
ST	MT	LT	
	-✓	✓	<p>Affordable Housing will allow more people to own a home. Well designed developments can reduce crime and anti-social behaviour. Likelihood: Medium to high Scale: Local Permanence: Permanent Effects: to reduce out migration, crime and anti-social behaviour Monitoring: the effects of the SPD can be monitored through the Annual Monitoring Report.</p>

Sustainability Objective 6 – To ensure that as many people as possible can make realistic transport choices and improve sufficient transport system

Sub-Objectives – To increase the use of public transport

Assessment of Effects			Explanation and Comments
ST	MT	LT	
✓	✓	✓	<p>The SPD encourages affordable housing to be provided in sustainable locations where public transport is accessible; any increase in provision could lead to improvements in public transport services Likelihood: high Scale: Local Permanence: Permanent Effects: to promote sustainable developments. Monitoring: the effects of the SPD can be monitored using existing monitoring practices such as the Annual Monitoring Report.</p>

Sustainability Objective 7 – To avoid irreversible loss of agricultural land and to make the best use of existing and previously developed land

Sub-Objective – To ensure developments are making the best use of land

Assessment of Effects			Explanation and Comments
ST	MT	LT	
✓	✓	✓	The use of Brownfield land for affordable housing will reduce the risk of losing agricultural land. Scale: Local (District Wide) Permanence: Permanent Effects: the SPD will help to prevent the loss of habitats and wildlife, and in some cases will also regenerate of derelict sites. Monitoring: the effects can be monitored through the Annual Monitoring Report

Sustainability Objective 8 – To provide appropriate housing for local needs

Sub-Objective – To ensure affordable housing is only provide in areas of need

Assessment of Effects			Explanation and Comments
ST	MT	LT	
-	✓	✓	The SPD will ensure housing is only built where it is needed to meet local housing need Likelihood: medium to low Scale: Local (District Wide) Permanence: Permanent Effects: housing will be built to cater for the residents of the district Monitoring: the effects will be monitoring through the Strategic Housing Market Assessment and the associated monitoring and updating process

Sustainability Objective 9 – Support the vibrancy of town and village centres

Sub-Objectives – To integrate communities and enhance services

Assessment of Effects			Explanation and Comments
ST	MT	LT	
-	-	-	It is essential that well designed Affordable Housing is provided in order to enhance the quality of life where there are new residential developments Likelihood: medium to high Scale: Local Permanence: Permanent Effect: will lead to mixed communities Monitoring: this can be monitored through the Annual Monitoring Report.

Sustainability Objective 10 – To provide housing for all social groups

Sub-Objectives – Make housing available to those in need

Assessment of Effects			Explanation and Comments
ST	MT	LT	
	-✓	✓	The provision of Affordable Housing will allow all social groups in need to access quality housing. Scale: Local (District Wide) Permanence: Permanent Effects: the SPD will reduce housing need in the district. Monitoring: the effects of the SPD will be monitored by the Housing Market Assessment and its updating and monitoring process.

4.2 Effects of the SPD

The appraisal of the SPD has identified that generally the SPD will make a positive contribution to the adopted Local Plan Policies. In particular the following benefits to the District have been identified:

- to increase the provision of Affordable Housing in new developments, and allow more people access to housing;
- to promote social inclusion by providing housing that meet the needs of residents;
- to improve the use of renewable energy sources and promote eco-homes;
- to reduce out-migration caused by lack of housing availability.

The appraisal has not identified any major negative impacts resulting from the implementation of the SPD. The only likely possibility for a negative impact relates to the loss of agricultural land, but as has been discussed at section 3.1, a balance has to be achieved between the best use of land and the achievement of sustainable communities.

4.3 Mitigation of negative impacts

As the results of the sustainability appraisal do not identify that the SPD will have a negative effect on any of the sustainability objectives, no mitigating measures have been proposed. However if monitoring of the effects of SPD should uncover any negative effects, then corrective policy action will be taken.

Despite there being no anticipated negative effects as a result of the SPD, it is not envisaged by the Council that the level of brownfield completions will be able to continue at a rate of 32% for the long term future. This anticipated decline is unlikely to be as a direct result of the SPD, but rather as a result of the fact that there is not a large supply of brownfield sites to come forward given the district's agricultural heritage. As developments on previously developed land are monitored as a best value indicator on a quarterly basis the Council will be able to keep a close watch on any changes and if necessary act accordingly.

5.0 Monitoring

As a majority of the baseline information in the sustainability framework has come from sources within the Council the monitoring of the impacts of the SPD, either positive or negative, will predominantly be through established existing methods of data collection that occur at least annually. A majority of the indicators identified are already monitored through the Annual Monitoring Report with data collected at least quarterly. The annual Quality of Life survey, sent out to residents also provides annually updated data for indicators such as the proportion of residents who think anti-social behaviour is a problem. The Strategic Housing Market Assessment will provide up to date information on housing need in the district, and the tenants' satisfaction survey will provide opinions on new affordable housing developments as they are occupied.

Appendix A – Relevant Plans, Strategies and Documents

EU Legislation			
Title of plan, programme or document	Aims and Objectives	Target (if applicable)	Relevance to Affordable Housing SPD
<p>EC Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.</p> <p>Title of plan, programme or document</p> <p>Author European Union (then EC) Publication Date June 2001 http://europa.eu.int</p>	<p>Aims and Objectives</p> <p>To provide for a high level of protection of the environment and to contribute to the sustainable development of the Community by taking into account environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development</p>	<p>Target (if applicable)</p>	<p>Relevance to Affordable Housing SPD</p> <p>This SPD must be subject to a sustainability appraisal, incorporating strategic</p>
<p>EC Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.</p> <p>Author European Union (then EC) Publication Date June 2001 http://europa.eu.int</p>	<p>Aims and Objectives</p> <p>Authorities with relevant environmental responsibilities and the public are to be consulted during the assessment of plans and programmes and appropriate time frames for consultation should be set.</p>	<p>Target (if applicable)</p>	<p>Relevance to Affordable Housing SPD</p> <p>Consultation on the sustainability appraisal will need to be undertaken at the relevant stages in the SPD preparation process as defined in the ODPM's SA guidelines and PPS12.</p>
<p>Environment 2010: Our Future, Our Choice (The Sixth Environmental Action Programme of the EC)</p> <p>Author European Communities Publication Date 2001 http://europa.eu.int/comm/environment/newprg/index.htm</p>	<p>Aims and Objectives</p> <p>Achieving sustainable development. Document sets out 5 key methods and 4 priorities for action.</p>	<p>Target (if applicable)</p>	<p>Relevance to Affordable Housing SPD</p> <p>The SPD must enable the creation of sustainable communities.</p>

<p>Circular 5/2005 Planning Obligations</p> <p>Author ODPM Publication Date July 2005 www.odpm.gov.uk</p>	<p>Planning obligations provide a means to ensure that proposed development contributes to the creation of sustainable communities, particularly by securing contributions towards the provision of necessary infrastructure and facilities.</p>		<p>Guidance on affordable housing must take account of all the principles set out in the Circular - can include formulae and standard charges</p>
<p>A Better Quality of Life: A Strategy for Sustainable Development for the UK.</p> <p>Author UK Government Publication Date May 1999</p>	<p>The effective protection of the environment - limit global environmental threats; protect human safety from hazards such as poor air quality; protect things which people need or value such as wildlife, landscapes and historic buildings.</p>	<p>Specific indicators set out in 'Quality of life Counts'</p>	<p>The SPD will seek to maintain and improve the environment throughout the District that people need and value, including through the development of sustainable mixed communities.</p>
<p>Quality of Life Counts - update 2004</p> <p>Author UK Government Publication Date April 2004 www.sustainable-development.gov.uk</p>	<p>Update of indicators from 1999 'Quality of Life Counts' document, which set out indicators to provide a baseline assessment from which progress can be judged. Indicators based on objectives in 'A Better Quality of Life' (1999)</p>	<p>15 headline indicators; about 150 sub indicators</p>	<p>Some indicators may be relevant, as sustainable developments contribute to quality of life.</p>
<p>Sustainable Communities Plan</p> <p>Author ODPM Publication Date February 2003 www.odpm.gov.uk</p>	<p>The main objective is to create sustainable communities; involves ensuring there are enough decent homes, access to jobs, local environment in protected and enhanced etc.</p>	<p>60% of homes to be built on brownfield land</p>	<p>This will ensure that building on Greenfield space is minimised and affordable housing developments are sustainable.</p>

<p>Sustainable Communities: People, Places and Prosperity</p> <p>Author ODPM Publication Date January 2005 www.odpm.gov.uk</p>	<p>To ensure that everyone has a share of the nations prosperity and a pleasant, safe and green place to live with excellent local services.</p>		<p>The provision of safe and green places to live with enhance residents quality of life.</p>
<p>Sustainable Communities: Homes for All</p> <p>Author ODPM Publication Date January 2005 www.apse.org.uk/05-04.pdf</p>	<p>To offer greater choice and opportunity in housing across the country; ensure enough decent homes at prices people can afford with good access to services and jobs.</p>	<p>All social homes to reach the decent homes standard by 2010.</p>	<p>The provision of affordable housing will ensure everyone has access to housing and a decent home.</p>
<p>Our Towns and Cities: The Future (The Urban White Paper)</p> <p>Author DETR Publication Date November 2002 www.odpm.gov.uk</p>	<p>To create places which offer a high quality of life and opportunity for all, not just the few.</p>		<p>Quality housing is considered an important factor in quality of life.</p>
<p>A Better Quality of Life: A strategy for Sustainable Development for the UK</p> <p>Author UK Government Publication Date May 1999</p>	<p>Social progress which recognises the needs of everyone - improve access to services, tackle social exclusion, reduce harm to health caused by poverty, poor housing etc.</p>	<p>Specific indicators set out in 'Quality of Life Counts'.</p>	<p>Affordable housing should be accessible to local people, especially in areas of deficiency.</p>
<p>Walking and Cycling: an action plan.</p> <p>Author DfT Publication Date June 2004 www.dft.gov.uk</p>	<p>To increase levels of walking and cycling in order to promote a healthy lifestyle, encourage sustainable travel, improve public space and increase levels of social inclusion.</p>		<p>Any new developments should be made accessible by sustainable transport methods, particularly by foot and by bike where they are close to local services.</p>

<p>Accessibility Planning Guidance (summary)</p> <p>Author DfT Publication Date September 2004 www.dft.gov.uk</p>	<p>To promote social inclusion by helping people from disadvantaged groups or areas to access jobs and essential services.</p>	<p>LTP will need to set local targets for accessibility improvements.</p>	<p>The SPD should consider including provisions for disabled and supported housing.</p>
<p>By Design: Urban Design in the Planning System - Towards Better Practice.</p> <p>Author DETR/CABE Publication Date May 2000 www.odpm.gov.uk</p>	<p>Provides a companion guide to the PPG series and provides guidance on how to deliver better quality urban design through the planning system.</p>		<p>Provision of affordable housing should adhere to the principles set out in 'By Design'.</p>
<p>Landscape Character No 46 The Fens</p> <p>Author: Countryside Agency Publication Date: 2000 www.countryside.gov.uk</p>	<p>To ensure that new developments do not harm the character of the fens.</p>		<p>New developments provided in accordance with the local Plan and this SPD may have some impact on the fenland landscape.</p>

Planning Policy Guidance Notes and Planning Policy Statements			
Title of plan, programme or document	Aims and Objectives	Target (if applicable)	Relevance to Affordable Housing SPD
<p>PPS1: Delivering Sustainable Development</p> <p>Publication Date February 2005 www.communities.gov.uk</p>	<p>LPA's should adopt a spatial approach to planning through the integration of land use policies with other policies and programmes which influence the nature of places and how they function, including transport and regeneration.</p> <p>Development plans should promote social inclusion and cohesion. They should contain clear and comprehensive access policies, in respect of both location and physical access.</p> <p>LPA's should ensure that communities are able to contribute to ideas about how sustainable development can be achieved, to participate in forward planning and be involved in development proposals.</p>		<p>Considering affordable housing as a part of development proposals will contribute towards the aim of adopting a spatial approach to planning.</p> <p>The location of affordable housing should be considered carefully in order not to exclude any members of the community.</p> <p>Community involvement and consultation will be an integral part of preparing the SPD.</p>
<p>PPS3: Housing Publication date: November 2006 www.communities.gov.uk</p>	<p>Sets the Government's framework for housing growth whilst promoting sustainability. Encourages the development of affordable housing.</p>		<p>Sets out the Government's expectations for developing sustainable communities through housing development, including a framework for defining affordable housing and rural exceptions, which the SPD must reflect.</p>
<p>PPS7: Sustainable Development in Rural Areas.</p> <p>Publication Date August 2004 www.communities.gov.uk</p>	<p>To raise the quality of life and environment in rural areas; promote more sustainable patterns of development; promote sustainable diverse and adaptable agricultural sectors; promote development of regions by improving economic performance.</p>		<p>The creation of affordable housing in rural areas should be supported in accordance with sustainable development. This will reduce housing needs and take pressure off the towns in the district.</p>

<p>PPS9: Biodiversity and Geological Conservation</p> <p>Publication Date August 2005 www.communities.gov.uk</p>	<p>Planning decisions should take account of biodiversity and geological conservation interests, and where possible build them into design. Harm to such interests should only be allowed where there are no less harmful alternatives</p>	<p>Seek to maintain, or enhance, or add to biodiversity and geological conservation interests.</p>	<p>Affordable housing developments will seek to maintain or enhance to biodiversity, where possible and appropriate.</p>
<p>PPS12: Local Development Frameworks</p> <p>Publication Date September 2004 www.communities.gov.uk</p>	<p>To ensure effective public participation, to have a robust evidence base for all planning documents and to undertake sustainability appraisal for all documents to ensure the best option is that taken.</p>		<p>Community involvement and consultation will be an integral part of preparing the SPD.</p>
<p>PPG13: Transport</p> <p>Publication Date March 2001 www.communities.gov.uk</p>	<p>To promote more sustainable transport choices for both people and for moving freight; to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car.</p>		<p>Any new affordable housing development should be made accessible by sustainable transport methods, particularly by bike or foot where they are close to services and facilities.</p>
<p>PPS25: Development and Flood Risk</p> <p>Publication Date: December 2006 www.communities.gov.uk</p>	<p>To ensure that where possible development is provided in low risk areas, and to provide guidance on developing in areas of higher risk where no lower risk land is available.</p>		<p>All developments should be located in low risk areas to minimise the risk to people and property from flooding</p>

Regional Policy and Strategy			
Title of plan, programme or document	Aims and Objectives	Target (if applicable)	Relevance to Affordable Housing SPD
Regional Spatial Strategy for the East Midlands Author: EMRA Publication Date: March 2005 www.emra.gov.uk	Translates national objectives to the regional level.		SPD will seek to improve the provision of affordable housing.
Sustainable Communities in the East Midlands Author: ODPM Publication Date: 2003	To improve the sustainability of the East Midlands through a series of government funded developments.		Affordable housing is an important element of sustainable communities as it promotes integration.
Draft Regional Plan Author: EMRA Publication Date: Sept 2006 www.emra.gov.uk	Translates national objectives to the regional level.		SPD will seek to improve the provision of affordable housing.
Draft Regional Plan for the East Midlands Author: EMRA Publication Date: 2007 www.emra.gov.uk	Translates national objectives to the regional level.	35% of housing provision should be affordable. Further details in Policies 1, 5 and 15	Provides core objectives for sustainable development and approaches to selecting land for development . The SPD will seek to improve the provision of affordable housing.

County Policy and Strategy			
Title of plan, programme or document	Aims and Objectives	Target (if applicable)	Relevance to Affordable Housing SPD
<p>Lincolnshire Structure Plan</p> <p>Author: Lincolnshire County Council Publication Date: 2006 www.lincolnshire.gov.uk</p>	<p>Translates national and regional objectives to the County level</p>		<p>SPD will seek to maintain and improve the quality housing within the District</p>
<p>Lincolnshire Biodiversity Action Plan</p> <p>Author: Lincolnshire Wildlife Trust Publication Date: 2000 www.lincsbap.org</p>	<p>To maintain or enhance the biodiversity of Lincolnshire through a series of action plans targeted at specific elements of the County's natural environment.</p>		<p>Affordable housing schemes will seek to maintain, enhance or add to biodiversity where appropriate.</p>
<p>Draft Walking and Cycling Strategy</p> <p>Author: Lincolnshire County Council Publication Date: 2005 www.lincolnshire.gov.uk</p>	<p>Sets out the aspirations of Lincolnshire County Council with regards to walking and cycling over a 5 year period.</p>		<p>Any new developments should be made accessible by sustainable transport methods, particularly by foot and by bicycle where they are close to services and facilities.</p>

South Holland Corporate Policy and Strategy			
Title of plan, programme or document	Aims and Objectives	Target (if applicable)	Relevance to Affordable Housing SPD
<p>Our Community, Our Future. The Community Plan for South Holland.</p> <p>Author: SHDC Publication Date: 2003 www.sholland.gov.uk</p>	<p>Affordable houses being included in new developments in South Holland.</p> <p>We want sustainable communities with more Affordable Housing</p>		<p>The SPD will enable the provision of affordable housing to be integrated into new developments in South Holland.</p> <p>The provision of affordable housing will create sustainable communities.</p>
<p>Crime and Disorder Strategy. 2005-2008.</p> <p>Author: SHDC Publication Date: 2005</p>	<p>Sets out the priorities for reducing crime and the perception of crime within the District.</p>		<p>Well designed developments can reduce the perception and occurrence of crime.</p>
<p>Corporate Plan</p> <p>Author: SHDC Publication Date: 2007</p>	<p>Provide high quality affordable housing</p>		<p>Providing housing that local residents can afford.</p>

South Holland Planning Policy and Strategy			
Title of plan, programme or document	Aims and Objectives	Target (if applicable)	Relevance to Affordable Housing SPD
<p>South Holland Local Plan Author: SHDC Publication Date: July 2006 www.sholland.gov.uk</p>	<p>Translates national, regional and county guidance and objectives into local planning policy.</p>		<p>Contains specific policies in relation to affordable housing. The SPD will provide additional guidance on such policies.</p>

Appendix B – Sustainability Framework

	SH Sustainability Objective	Sub-Issue	SEA Issue	Baseline/trend	Target	Assessment Criteria "What impact does the policy have on...?"	Possible Sustainability Indicators
1	To achieve greater social inclusion and a sense of community	Ensure that the needs of the district's residents are catered for	Population Material Assets	17.9% of Districts residents are under 16. 25.2% of the Districts residents are over retirement age. 2.78% of the Districts residents are of an ethnic minority. (2001 Census)	N/A	Regeneration in areas of greatest need and reduce deprivation? Provision to serve the needs of residents?	ONS population estimates/SHDC population estimates.
2	Improve access to high quality health, education, recreation and community facilities	To ensure that the District's children have access to high quality play areas and natural environment	Population Human Health	62% satisfied with quality of the natural environment. (SHDC).	Maintain and where possible improve residents satisfaction with the natural environment.	Increasing improved levels of health? Increasing provision of public local space?	Quality of Life/Viewpoint surveys. Leisure and Tourism Survey.
3	Improve access to appropriate high quality housing for all	To ensure that the housing needs of the district residents are met	Population Material Assets	89.4% of tenants rated all aspects of their new home as good or excellent	Maintain high level of housing and improve awareness of affordable housing	Improving access to high quality housing?	Tenant Satisfaction Survey
4	To minimise the overall energy consumption, and encourage the use of renewable sources of energy	To promote the building of eco-homes	Material Assets	No data yet however two schemes of eco-homes planned for 2007-2010	Improve supply of eco-homes	Improving the use of renewable energy sources?	Annual Monitoring Report, 10% monitoring
5	To improve the accessibility to open spaces for all sectors of the community	To ensure that all the Districts residents have access to appropriate areas of open space	Population	71% of residents find it 'easy' or 'very easy' to get to their local park or garden. (Quality of life survey 2005)	Improve ease of access to facilities and ensure all developments provide open space in line with HS11	Improving access to local services across the Plan area?	Quality of Life Survey/Citizens Viewpoint Survey. Open Space Background Paper.

	SH Sustainability Objective	Sub-Issue	SEA Issue	Baseline/trend	Target	Assessment Criteria "What impact does the policy have on...?"	Possible Sustainability Indicators
6	To reduce the out-migration of the young working population	To ensure the district remains sustainable	Population		Increase opportunities for young people	Reducing out-migration?	Strategic Housing Market Assessment
7	To make South Holland a place where people want to live, work and visit	To improve people's perception of crime	Population	92.3% of new tenants satisfied with their neighbourhood	Collect Baseline information, Improve perception	The potential for crime and violence?	Quality of life survey
8	To ensure that as many people as possible can make realistic transport choices and improve access to a sufficient and reliable public transport system	To increase the use of public transport	Population	81% of new developments within 30 minutes transport time to major services	Locating new developments in sustainable locations	Improving accessibility to public transport as far as possible?	Annual Monitoring Report
9	To maintain and enhance the quality and distinctiveness of the area's landscapes, townscapes, built environment and settlement settings	To ensure affordable housing blends in with the built environment and is not distinctive as 'affordable' within developments	Landscape	Qualitative no baseline	Improve quality of built development of Affordable Housing	Maintaining and improving the quality of built environments	Monitoring of new developments
		To ensure the highest quality of design in the built environment	Landscape Cultural Heritage	There is no quantitative method to assess the quality of the built environment. South Holland does have 1 registered park and garden at Ayscoughfee Hall.	Maintain and improve the overall quality of the built environment.	Enhancing the attractiveness and local distinctiveness of both urban and rural areas?	Include question in either General survey or Quality of Life/Viewpoint survey.
		To contribute towards a 'greener' District by protecting trees	Landscape	338 TPO's within District. (SHDC)	Protect TPO trees, or where not possible ensure replacement with mature specimen of equivalent value	Maintaining the number of trees and their settings?	SH Annual Monitoring report.

	SH Sustainability Objective	Sub-Issue	SEA Issue	Baseline/trend	Target	Assessment Criteria "What impact does the policy have on...?"	Possible Sustainability Indicators
10	To avoid irreversible loss of agricultural land and to make the best use of existing and previously developed land	To ensure that developments are making best use of land	Material Assets	Average density of residential developments is 26.8 dwellings per Ha. (SHDC)	To continue building new developments at appropriate densities.	Safeguarding high quality land from development? Protecting other greenfield land from development?	SH Annual Monitoring Report.
		to make best use of previously developed land	Material Assets	32.6% of new homes built on PDL in 2004/05. (BV106)	To continue to meet Best Value targets relating to development on PDL.		SHDC Best Value monitoring for BVPP.
11	To accommodate the climate change process and minimise the risk of flooding to people and property	To facilitate a reduction in run off by reducing the amount of hard landscaping in new developments	Water Climatic Factors Material Assets	No Baseline data for the District.	Establish indicator and collect baseline information	Maintaining the integrity of existing floodplains and flood defences?	Can be collected through Local Plan monitoring exercises.
12	To provide appropriate housing for local needs	To ensure affordable housing is only provided in areas of need	Population	400 homes provided 1998 – 2007 in areas of need	To meet the needs of South Holland residents	Provide the shortfall of affordable housing?	Housing Needs Survey / Housing Market Assessments
13	Support the vibrancy of town and village centres	To integrate communities and enhance services	Population	66 new homes in towns, 34 in villages	To improve quality of life for residents	Integration of all social groups in communities?	Quality of Life Survey/Citizens Viewpoint Survey
14	Make housing available to those in need	To provide housing for all social groups	Population	Shortfall of 269 homes per year	To provide housing for residents in immediate housing need	Meeting the needs of local residents?	Strategic Housing Market Assessment

Appendix C – Extract from Sustainability Appraisal of Adopted Local Plan

Policy HS8 – Affordable Housing

South Holland Sustainability Objectives	Overall Net Impact	Commentary
1. To achieve greater social inclusion and a sense of community	✓ ✓	The policy strongly supports this objective.
2. To ensure that as many people as possible can make realistic transport choices and improve access to a sufficient and reliable public transport system	✓	Where tied to development in the Area Centres there should be transport choices available.
3. To reduce the out-migration of the young working population	✓ ✓	Provision of affordable housing may allow young people to enter the housing market.
4. To improve access to high quality health, education, recreation and community services and facilities	/	No significant effect.
Effective Protection of the Environment		
5. To maintain and enhance the quality and distinctiveness of the area's landscapes, townscapes, built environment and settlement settings	/	No significant effect.
6. To protect and enhance wildlife, habitats and the natural environment	/	No significant effect.
7. To reduce pollution levels and to ensure that environmental quality continues to improve	/	No significant effect.

South Holland Sustainability Objectives	Overall Net Impact	Commentary
8. To reduce the length and number of motorised journeys and to encourage alternative means of transport which have less environmental impact	/	No significant effect.
Prudent Use of Natural Resources		
9. To avoid the irreversible loss of agricultural land and to make the best use of existing and previously developed land	/	No significant effect.
10. To accommodate the climate change process and minimise the risk of flooding to people and property	/	No significant effect.
11. To minimise the overall production of waste in accordance with the waste hierarchy	/	No significant effect.
12. To minimise the overall energy consumption, and encourage the use of renewable sources of energy	/	No significant effect.
Maintenance of High and Stable Levels of Economic Growth and Employment		
13. To maintain and improve retail and other economic services in both market towns and villages	✓	Broadening the range of people able to enter the housing market will broaden the customer base in settlements and support retail and other economic services.
14. To encourage and accommodate economic growth (including indigenous and inward investment)	/	No significant effect.

South Holland Sustainability Objectives	Overall Net Impact	Commentary
15. To encourage economic diversification and provide for a growth in employment so that everyone can share greater job opportunities	/	No significant effect.
16. To protect and enhance the agricultural based economy	✓	Affordable housing could provide for those working in the agricultural sector.

Appendix D – Summary of Sustainability Appraisal

		Assessment of Effects								
	Sustainability objective	Short Term	Medium term	Long Term	Likelihood	Scale	Permanence	Effects	Monitoring	Comments
1	To achieve greater social inclusion and a sense of community	-	✓	✓	Medium to high	local	permanent	A reduction in social inclusion can have positive impacts for health of residents, and increase community interaction	The effects of the SPD can be monitored through existing monitoring procedures – Tenant's Satisfaction survey and Quality of Life	The policy will help to create a sense of community and reduce social exclusion by allowing a wider group to access the housing market. New Affordable Housing will be required to be of a size and design to serve the needs of the residents of the development
2	Improve access to high quality housing for all	-	✓	✓	medium to high	Local (District wide)	permanent	an increase in quality Affordable Housing will increase the opportunity to access the housing market	through existing monitoring practices such as the AMR and Quality of Life survey	The SPD requires that Affordable Housing is to be provided on sites of 3 of more dwellings in line with planning conditions and the SPG.
3	To minimise the overall energy consumption, and encourage the use of renewable sources of energy	-	✓	✓	Medium to high	local	permanent	To increase the number of eco-homes	effects of the SPD can be monitored through existing monitoring procedures such as the AMR	To improve the use of renewable energy sources and promote eco-homes as part of the affordable provision
4	To reduce the out-migration of the young working population	-	✓	✓	medium	local	permanent	Opportunities for housing for young people will increase	Effects of the SPD can be monitored through the AMR	Affordable housing will increase the opportunities for young people to access housing

5	To make South Holland a place where people want to live, work and visit	-	✓	✓	medium to high	local	permanent	to reduce out migration, crime and anti-social behaviour	The effects of the SPD can be monitored through existing monitoring procedures - AMR and Quality of Life	Affordable housing will allow more people to be able to own a home. Well designed Affordable Housing can reduce crime and anti-social behaviour.
6	To ensure that as many people as possible can make realistic transport choices and improve the transport	✓	✓✓	✓✓	high	local	permanent	to promote sustainable developments	The effects of the SPD can be monitored through existing monitoring procedures such as the AMR	The SPD requires affordable housing to be provided in sustainable locations where public transport is accessible; any increase in provision could lead to improvements in public transport services
7	To avoid irreversible loss of agricultural land and to make the best use of existing and previously developed	✓	✓	✓	medium	Local (District wide)	permanent	The SPD will help to prevent the loss of habitats and wildlife, and in some cases also regenerate derelict sites	the effects can be monitored through existing monitoring processes. This can be done through the AMR	The use of Brownfield land for affordable housing will reduce the risk of losing agricultural land
8	To provide appropriate housing for locals needs	-	✓	✓	medium to low	Local (District wide)	permanent	Housing will be built to cater for the residents of the district	The effects will be monitored through the Housing Needs Assessment and survey updates	The SPD will ensure housing is only built where it is needed for local people
9	Support the vibrancy of town and village centres	-	-	-	medium to high	local	permanent	Affordable housing will lead to mixed communities	This can be monitored through the AMR	It is essential that well designed Affordable Housing is provided in order to enhance the quality of life on new residential developments
10	To provide housing for all social groups	-	✓	✓	medium to low	Local (District wide)	permanent	The SPD will reduce housing need in the district	The effects of the SPD will be monitored by the Housing Market Assessments and needs survey update	The provision of Affordable Housing will allow all social groups in needs to access quality housing

APPENDIX C – Statement of Consultation and Representatives received

**Statement of Consultation and Representations
Received
(Regulation 18(4) Statement)**

November 2007



Introduction

Work on the Affordable Housing Supplementary Planning Document (SPD), and Sustainability Appraisal was first started in February 2007 with the development of the sustainability objectives for inclusion within the Sustainability Appraisal Scoping Report. This was followed by the development of a sustainability framework and table of relevant plans, policies and strategies, both for inclusion within the Scoping Report and eventually the Sustainability Appraisal (SA). The SPD was prepared alongside the SA with much of the background data from the Supplementary Planning Guidance 2005.

As the Statement of Community Involvement was not even in draft form when work began on the SPD and Sustainability Appraisal, there has been no pre-preparation consultation undertaken, as there is no legal requirement for such to be undertaken for an SPD. Paragraph 4.39 of PPS12 states that the "*Local Planning Authority should consult in accordance with its statement of community involvement where applicable, or the minimum requirements in the Regulations where there is no adopted statement.*" As the Statement of Community involvement was only adopted on 12 December 2006, consultation has been undertaken in line with the Regulations.

Consultation under Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004.

The draft Open Space SPD and its accompanying Sustainability Appraisal were made available for public consultation for a six week period from 31 July to 10 September 2007. The documents, and response forms, were made available to view in a number of locations around the District. These were the Council Offices in Spalding, the Market House, Long Sutton and all the public libraries.

A public notice/statement of SPD matters was placed in the Lincs Free Press on 31 July 2007 (included in appendix). Hard copies of the documents, response forms and copies of the public notice were sent to a range of organisations as a part of the consultation. The organisations that were sent copies included:

- Government Office for the East Midlands
- East Midlands Regional Assembly
- Natural England (English Nature)
- Natural England (Countryside Agency)
- English Heritage
- Environment Agency
- Parties that made representations to the Affordable Housing SPG 2005
- All the Parish Council's and District Councillors

Electronic copies of the documents and response forms were sent to a wider range of stakeholders including;

- Developers
- Agents
- Other District Council's
- Registered Social Landlords

A consultation event took place on Wednesday 5th September in the Council Chamber which around 40 people attended to discuss issues relating to the document.

The public notice/statement of SPD matters as published and sent out did not include the paragraph "*Representations may be accompanied by a request to be notified at a specific address of the adoption of the SPD*" as required by Regulation 16(e) for inclusion within the statement of SPD matters. In order to overcome this omission, a

letter including the statement was sent to everyone who was sent the original documentation for it to be read/displayed alongside the public notice. Copies were also retained to send out to anyone who made representations, but had not been sent documentation directly. A copy of the letter is at Appendix A alongside the public notice.

Representations received

In total 16 groups/ organisations (Appendix B) made formal representations, of which one was received late and one withdrawn. This resulted in a total of 51 representations. The issues raised by those making representations have been summarised and set out at Appendix C along with the Council's response and changes that have been made to the SPD and Sustainability Appraisal.

The summary of the representations has also been made available alongside the adopted documents at the following locations:

- Council Offices, Spalding and Market House, Long Sutton
- on the Council's website www.sholland.gov.uk; and
- in local libraries

Full copies of the representations received have been made available alongside the adopted documents at the Council Offices in Spalding and at Market House, Long Sutton.

Sustainability Appraisal Scoping Report

Although the Town and Country Planning (Local development) (England) Regulations 2004 do not require consultation to be undertaken during the pre-production stage for SPD's, the Strategic Environmental Assessment Directive, which the Sustainability Appraisal was produced in accordance with, requires that the Scoping Report of the Sustainability Appraisal be consulted upon. The extent of this consultation on the Scoping Report is relatively narrow; the following groups/organisations were consulted:

- Environment Agency
- English Heritage
- Natural England
- Countryside Agency
- Government Office for the East Midlands
- East Midlands Regional Assembly

For completeness, the Scoping Report Consultation has been included within this statement. A summary of the responses received and the Council's response has been included in Appendix C with the summary of representations received to the consultation on the SPD and Sustainability Appraisal.

Appendix A – Public Notice/Statement of SPD Matters

South Holland District Council

Draft Affordable Housing Supplementary Planning Document - consultation

South Holland District Council has published a Draft Affordable Housing Supplementary Planning Document for public consultation. It has been produced to supplement policies within the Adopted Local Plan and, in particular, Policies HS8: Affordable Housing and HS9: Rural Exceptions. This Draft Supplementary Planning Document is accompanied by a Sustainability Appraisal which meets the requirements of the Strategic Environmental Assessment Directive (2001/42/EC). The documents are on deposit in the following locations during normal opening times:

- the Council Offices at Priory Road, Spalding
- the Market House in Long Sutton
- public libraries at Crowland, Donington, Holbeach, Long Sutton and Spalding.
- The Council's website, www.sholland.gov.uk

The consultation period runs from 31 July 2007 until 10 September 2007.

Any comments on either of the documents should be made in writing and sent to the Housing Strategy Team, Council Offices, Priory Road, Spalding, PE11 2XE. Alternatively comments can be emailed to localplan@sholland.gov.uk Comments should be received no later than 5.15pm on 10 September 2007.

date: 30th July 2007
your reference:
our reference:
ask for: James Faircliffe
email: jfaircliffe@sholland.gov.uk

Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

tel: 01775 761161
fax: 01775 710772
www.sholland.gov.uk

Dear

Draft Affordable Housing Supplementary Planning Document

South Holland District Council has published a Draft Affordable Housing Supplementary Planning Document for public consultation. It has been produced to supplement policies within the Adopted Local Plan and, in particular, Policies HS8: Affordable Housing and HS9: Rural Exceptions. This Draft Supplementary Planning Document is accompanied by a Sustainability Appraisal which meets the requirements of the Strategic Environmental Assessment Directive (2001/42/EC). The documents are included in the Cabinet papers for 24 July (Agenda Item 9) and will also be placed in the Members Room.

The consultation period runs from 31 July 2007 until 10 September 2007.

Any comments on either of the documents should be made in writing and sent to the Housing Strategy Team, Council Offices, Priory Road, Spalding, PE11 2XE. Alternatively comments can be emailed to localplan@sholland.gov.uk Comments should be received no later than 5.15pm on 10 September 2007.

Yours sincerely

James Faircliffe
Housing Strategy Manager

date: 24 August 2007
your reference:
our reference:
ask for: James Faircliffe
email: jfaircliffe@sholland.gov.uk

Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

tel: 01775 761161
fax: 01775 711253
www.sholland.gov.uk

Dear Sir/Madam

Draft Affordable Housing Supplementary Planning Document

As you will be aware, the District Council are currently consulting on the Draft Affordable Housing Supplementary Planning Document and its accompanying Sustainability Appraisal under Regulation 17 of the Planning and Compulsory Purchase Act 2004. I am writing to inform you that Regulation 16, which sets out what should be included within the statement of SPD matters to be consulted upon under Regulation 17, includes the requirement for the following statement to be included:

“Any representations may be accompanied by a request to be notified at a specific address of the adoption of the SPD”

This statement was omitted from the public notice published along side the consultation documents, hence the need for me to write and inform you. I apologise for any inconvenience that this may have caused.

Yours faithfully

James Faircliffe
Housing Strategy Manager

Appendix B – List of Respondees to Draft Sustainability Appraisal Scoping Report and Draft Affordable Housing SPD and SA

Scoping Report

- Environment Agency
- English Heritage
- EMRA

Draft SPD and SA

- English Heritage
- Cllr Biggadike
- Boston Borough Council
- Rutland County Council
- Sutton St Edmund Parish Council
- Natural England
- Housing Corporation
- Broadgate Homes
- B.D and L.M Houghton
- Longhurst group
- Long Sutton Parish Council
- Derbyshire Gypsy Liaison Group
- DGM Properties
- Smith Stuart Reynolds on behalf of Allison Homes Eastern Ltd
- EMRA
- Larkfleet Homes

Appendix B Representations received

Rep 1	Rep 2	Name	Organisation	Document	Section	Summary of Representation	Council's Response
SCR 001	1	Ann Plackett	English Heritage	Scoping Report	General	No comments	
2	1	Andrew Pritchard	EMRA	Scoping Report	General	For general guidance refer to Policy 1 and 2 of the Draft Regional Plan	Added to Regional Policy supporting documents
2	2	Andrew Pritchard	EMRA	Scoping Report	General	Policy 15 of the Draft Regional Plan states 35% of housing provision (28% social/7% intermediate) should be affordable	Added to Regional Policy supporting documents
3	1	Jake Newby	Environment Agency	Scoping Report	General	It is not clear how the sustainability objectives have been identified	Added to final Scoping report
3	2	Jake Newby	Environment Agency	Scoping Report	General	Need to demonstrate why the sustainability objectives are the most significant for the district	Checked that the objectives were the most significant and omitted any that were not deemed relevant
3	3	Jake Newby	Environment Agency	Scoping Report	General	South Holland Strategic flood Risk Assessment should be referred to	Not directly related to the provision of affordable housing but the actual building of housing which this document is not relating to

SPD 001	1	Ann Plackett	English Heritage	SPD/SA	General	No comments	
2	1	Cllr Francis Biggadike	Councillor	SPD	Section 4.9	Reason 1: Properties available for 80% of market value are still not affordable to many local people should be reduced to 70%	Existing policies do allow properties to be sold at less than 80% (see para. 4.9 and 5.8) Increasing the discount on a blanket basis is likely to reduce the number of developments coming forward.
2	2	Cllr Francis Biggadike	Councillor	SPD	Section 4.9	Reason 2: Developers have had the benefit of increase in density allowed per hectare and increase in land value with planning permission already granted	This would apply largely to land purchases and options made more than 5 years ago. The smaller sites which typically have discounted sale homes then to be more recent purchases.
2	3	Cllr Francis Biggadike	Councillor	SPD	Section 4.9	Reason 3: Average income in the district is lower than East Midland region a press clipping was provided to demonstrate that 80% of current market value is unaffordable at £106,000	Affordability will vary depending on individual circumstances. The example quoted would be affordable for many households, especially if there are two working adults. Many social rented houses are also provided. No change to SPD required.
3	1	Andy Fisher	Boston Borough Council	SPD	General	Surprised that document is being produced before HMA data can be included	The timetable for producing the SPD is set out in the LDF. The HMA process in referred to in the section 2.

3	2	Andy Fisher	Boston Borough Council	SPD	General	PPS3 requires that it is specified what is affordable in relation to district incomes	Information on average incomes are now included in para. 5.6.
3	3	Andy Fisher	Boston Borough Council	SPD	General	Language is a bit soft rather than 'developers may wish to...' should be 'developers are required to...'	Our fundamental requirements in Policy HS8 are very strict. The SPD provides a wide range of models to encourage innovation provided local needs are met through a range of affordable housing.
3	4	Andy Fisher	Boston Borough Council	SPD	General	Too much scope for intermediate housing provision. Explicitly set out social rent/intermediate requirements	The Council's approach to affordable tenure mix is set out in para. 2.3, 4.1, 5.6, 6.11, LP4.46 – LP4.48 and LP4.51.
3	5	Andy Fisher	Boston Borough Council	SPD	General	Require that all negotiations about provision are completed before full planning permission is applied for to ensure planners can meet approval time scales	The Council's position is set out in para. 6.13-6.16 and Appendix C.
4	1	Peter Beever	Rutland County Council	SPD	General	No comments	
5	1	Jane Ripley	Sutton St Edmund Parish Council	SPD	Section 3	The parish is willing to carry out a housing needs survey if need is shown. They may be able to identify potential sites for development	REPRESENTATION WITHDRAWN. A needs survey was deemed unnecessary at this time after discussion at a Parish Council meeting.

6	1	Sally Murray	Natural England	SA	Appendix B	Welcomes document but wishes to ensure that provision is made for the required amount of open space.	All affordable housing developments will be subject to open space requirements as required in the Local Plan.
6	2	Sally Murray	Natural England	SA	Appendix B	Target 5 does not address its related sustainability objective. Target 3 needs wording alteration so that it better relates to its sustainability objective	Targets 3 and 5 have been reworded.
7	1	Jon Cowdell	Housing Corporation	SPD	General	Anybody seeking for a scheme in the NAHP needs to refer to the published prospectus for definitions of eligible products and criteria.	A number of updates have been made regarding terminology in the SPD.
8	1	Ian Canham	Broadgate Homes	SPD	3.2	Any request for a lower level of affordable housing in the grounds of viability must be made at planning application level and the evidence be available for public scrutiny.	These requests are covered by para. LP4.58 and HS8. It is not proposed to provide further guidance at this time.

8	2	Ian Canham	Broadgate Homes	SPD	Appendix A	We are pleased to see the area criteria widened but there should be a restriction imposed on a rural exception to those whose need brought about the provision in the first place.	Appendix A of the SPD provides tighter local occupancy restrictions for villages than for towns. Although the areas are wider than before, it is clear from policies HS8 and HS9 that sites must still be sustainable in the context of the settlement in which they are located.
8	3	Ian Canham	Broadgate Homes	SPD	6.1	This should be made clear that only in exceptional circumstances will an alternative to on site be considered. We do not feel feasible is strong enough in this context.	Para. 6.1 needs to be read with para. 6.5-6.7.
8	4	Ian Canham	Broadgate Homes	SPD	4.1	Need to emphasise the 'effectively meet' point rather than the 'conform to' need to be proactive not reactive in the search for solutions.	The Council's Planning Policy encourages innovative solutions, but relevant policy requirements must still be met.

8	5	Ian Canham	Broadgate Homes	SPD	4.8	Need to make clear that no shared equity plots will be able to staircase above 80% otherwise the monies raised will be recycled to provide further affordable housing. This should include Housing association shared equity, as consolidation within that sector no longer guarantees a local benefit for such a sale.	Para. 4.8 is already quite strongly worded. PPS3 and its companion affordable housing guide cover recycling at some length. It is not planned to make any changes to the SPD.
8	6	Ian Canham	Broadgate Homes	SPD	4.1	We are unsure as to how sensible it is for the Council to become involved in viability calculations, especially when it is difficult to predict funding levels any further forward than a couple of years.	The Council has to make a relative assessment of what is practicable on a site in order to encourage development. This is broader than the specific case of where a developer is unable to meet basic policy requirements.
9	1	B.D Houghton and L.M Houghton	Landowners	SPD	6.5 – 6.14	Affordable housing in villages is much needed and may help the local school stay open and support local services, builders and tradesman.	Policy HS9 encourages exceptions sites in sustainable locations.
9	2	B.D Houghton and L.M Houghton	Landowners	SPD	6.5 – 6.14	Rural housing is much needed for young people and migrant workers.	Affordable housing is provided to meet local housing need in sustainable locations, which may include migrant workers if they meet the criteria.

9	3	B.D Houghton and L.M Houghton	Landowners	SPD	6.5 – 6.14	Having land in Quadring it may be best to give it up to housing associations for this purpose rather than for executive type developments.	New housing in Quadring is generally only allowed under Policy HS9 in any case.
10	1	Jeff Gunthorp	Longhurst Group	SPD	5.1	Clarification required re 'ideally lifetime standards'? Effect on unit design, floor areas and costs. Would it be more effective to negotiate Lifetime Home standards on some units/ sites where relevant.	This is a preference rather than a requirement.
10	2	Jeff Gunthorp	Longhurst Group	SPD	5.11	As an RSL we would welcome this process. All RSL's would be working from a level playing field and prevent the developer playing one RSL off against another. With the current process of nil SHG grant for S106 sites from the H.Corp this option confirms the monetary amounts within the S106.	This comment is in support of the SPD.
10	3	Jeff Gunthorp	Longhurst Group	SPD	6.17	Ensuring properties remain affordable – If SHG/RCGF has been applied then the purchaser is entitled to staircase out to 100% on non rural schemes.	Para. 6.17 needs to be read together with para. 4.8 and national guidance.

11	1	Pauline Dickinson	Long Sutton Parish Council	SPD	General	There does not seem to be a mention of monitoring rent increases	Social housing rents are generally set according to the Governments rent restructuring formula. See para. 6.19.
11	2	Pauline Dickinson	Long Sutton Parish Council	SPD	General	The term affordable is still widely misunderstood by parishioners. Homes built under this scheme appear unaffordable to our youngsters and there is not much encouragement to help them on the property market.	The SPD provides a framework for a wide range of affordable housing, including both social rented and intermediate housing. Marketing arrangements for these properties are set out in para. A.6
11	3	Pauline Dickinson	Long Sutton Parish Council	SPD	General	Builders and property developers sometimes take early advantage being privy to the system before private individuals who would like to invest in these properties themselves.	The development of planning policy is a public process. The Council works with parishes and developers as stated in para. 6.11-6.16 and LP 4.61. The SPD contains a wide range of delivery models.
12	1	Alice de la Rue	Derbyshire Gypsy Liaison Group	SPD	General	The Council should remember that Gypsy and Traveller sites also constitute affordable housing.	The SPD guidance on policies HS8 and HS9 of the Local Plan. Gypsy and Traveller sites are covered by policy HS19.
12	2	Alice de la Rue	Derbyshire Gypsy Liaison Group	SPD	General	The problem of affordability has an impact on Gypsy and Travellers as the cost of land is often prohibitive. Developer's contributions can be part of the solution to the finance and availability of sites.	Land costs are mentioned in para.4.7-4.8 of circular 01/06. Para LP4.58 envisages commuted sums normally used for dwellings.

12	3	Alice de la Rue	Derbyshire Gypsy Liaison Group	SPD	General	Opportunities for sites for rent on a let to buy basis or shared ownership should be investigated. The Government has highlighted the potential role of s106 contributions in 'Local authorities and Gypsies and Travellers: A Guide to the Responsibilities and Power'	The SPD is guidance on policies HS8 and HS9 of the Local Plan. Gypsy and Traveller sites are being covered under policy HS19.
12	4	Alice de la Rue	Derbyshire Gypsy Liaison Group	SPD	General	Whilst it is unlikely that any land will be allocated for sites it needs to be recognised that Gypsy and Traveller sites can be a type of affordable housing.	Para 11,47,48 of circular 01/06 make clear that these sites can address the need for affordable sites for Gypsies and Travellers.
12	5	Alice de la Rue	Derbyshire Gypsy Liaison Group	SPD	General	SPD provides a valuable opportunity to ensure that provisions are in place to delivery sites as affordable housing.	As well as the current site selection process, site allocation will be considered as part of the LDF process.
12	6	Alice de la Rue	Derbyshire Gypsy Liaison Group	SA	Objective 1	Gypsies and Travellers face some of the worst conditions; the lack of accommodation can lead to inequalities and reduced opportunities. Health and education issues should be considered in relation to housing.	Gypsy and Traveller needs are currently being considered under policy HS19. Health and education provisions are taken into consideration as part of the planning process.

13	1	Chris Fry	DGM Properties	SPD	5.11	Having the power to set a maximum price or withdraw a Social Housing Grant would be detrimental to financial viability of schemes	The wording of this paragraph allows a flexible approach towards SHG which can take account of viability. It is less demanding than the approach taken by some authorities. See para. 92 of the PPS3 companion guide.
13	2	Chris Fry	DGM Properties	SPD	5.11	Objection to paragraph as it potential impacts on residential development in South Holland, wish to see it omitted	Text amended so that first sentence will not be invoked to the extent that it makes the scheme unviable, if the developer provides financially, robust viability data.
14	1	Liberty Stones	Smith Stuart Reynolds on behalf of Allison Homes Eastern Ltd	SPD	6.2	Objection to taking adjacent land into consideration. Each application should be considered on its merits. If a further application was made on the adjacent land would the Council seek a further affordable housing contribution?	The approach taken is no different in principle to that in para. 4.57 of the Adopted Local Plan. Each application is treated on its merits. There is no intention under para. 6.2 to double-count and there is a requirement for planning obligations to be reasonable. (see para. B5 of Annex B Circular 05/05)

14	2	Liberty Stones	Smith Stuart Reynolds on behalf of Allison Homes Eastern Ltd	SPD	5.1	Should set out what is considered an acceptable specification. Strongly object against additional requirements as it would contravene Para 48 of the PPS3 Companion Guide.	The authority's policy is not restrictive but allows flexibility it does, not contravene para. 48. The Council's position is supported by paras. 10,19,49,52 and 99 whilst ensuring properties are acceptable.
14	3	Liberty Stones	Smith Stuart Reynolds on behalf of Allison Homes Eastern Ltd	SPD	Appendix C	Concerns that on large sites mechanisms for each phase can not always be provided and are likely to change.	A sentence has been added to 6.16 to address larger, phased sites.
15	1	Steve Bolton	East Midland Regional Assembly	SPD	Policy context	Refer to Draft RSS Policy 1, 5 and 15 for affordable housing targets. Para 3.1.11 for mechanisms for rural exceptions, 6.15 for design issues and Policy 3 for design factors.	Wording to para. 5.10 amended regarding design. Policies 1, 5 and 15 are now included in Appendix A of the SA. Regional targets are now referred to in section 2 of the SPD.
16	1	Richard Edwards	Larkfleet Homes	SPD	Urban Exceptions	Urban affordable housing development can only be permitted on the back of market housing schemes. Detrimentally impacts on the amount of affordable housing in urban areas.	This is addressed by Para. 4.62 in the Local Plan.

16	2	Richard Edwards	Larkfleet Homes	SPD	Urban Exceptions	No flexibility to allow wholly affordable schemes on the urban fringe which would not be suitable for market housing. Urban exceptions have been delivered successfully in other districts. Amend SPD to acknowledge such sites can be permissible subject to planning.	This is addressed by Para. 4.62 in the Local Plan.
16	3	Richard Edwards	Larkfleet Homes	SPD	5.11	Aim should be on delivery not creating barriers and interfering with external funding. Housing Corp has increased funding therefore the proposed restrictions are unwarranted and unnecessary.	The increase in Housing Corporation funding is intended primarily to increase the number of properties delivered rather than the grant per property.
16	4	Richard Edwards	Larkfleet Homes	SPD	5.11	Cost of achieving Level 3 and 4 of Sustainable homes code are in excess of £15,000 per unit. Restricting the use of grant therefore will reduce delivery.	Text amended so that first sentence will not be invoked to the extent that it makes the scheme unviable, if the developer provides financially, robust viability data.
16	5	Richard Edwards	Larkfleet Homes	SPD	5.11	States that a restriction may be imposed on sites but does not define how a decision will be derived.	Text amended so that first sentence will not be invoked to the extent that it makes the scheme unviable, if the developer provides financially, robust viability data.

16	6	Richard Edwards	Larkfleet Homes	SPD	Off site provision	How will the Council reasonably assess whether a site is suitable for market housing? Can only be an officer's opinion unless planning permission has been granted or the site allocated.	This will be delivered as part of the planning process in para. 6.6 it is usually a straightforward issue based on Local Plan Policies.
16	7	Richard Edwards	Larkfleet Homes	SPD	Off site provision	How will this exception be applied where the commuted housing is located on a small site? i.e. If the site has need for 6 affordable units but can only hold 6 units? Need to consider this in more detail as it may not always be possible to implement.	In the situation described the developer can consider on site provision or another form if off-site provision in order to meet the requirement.
16	8	Richard Edwards	Larkfleet Homes	SPD	Fractional units	Need to identify where the revenue is to be spent and returned to the developer if it is not used for original purpose within a reasonable/agreed timescale.	This is addressed by para. B2 of the SPD and Circular 05/05.
16	9	Richard Edwards	Larkfleet Homes	SPD	Tenure Split	Cost of social rented exceeds value affordable housing providers can afford to pay. This will increase with levels 3 and 4 of code for sustainable homes. Need for a reasonable split between social rented and intermediate housing. Level of social rented should not exceed intermediate housing in order to be financially viable.	The Council's approach to affordable tenure mix is set out in para. 2.3, 2.3, 4.1, 5.6, 6.11, LP4.46 - LP4.48 and LP4.51.

16	10	Richard Edwards	Larkfleet Homes	SPD	Tenure Split	Need for a reasonable split between social rented and intermediate housing. Level of social rented should not exceed intermediate housing in order to be financially viable.	The Council's approach to affordable tenure mix is set out in para. 2.3, 2.3, 4.1, 5.6, 6.11, LP4.46 - LP4.48 and LP4.51.
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