

Appendix A: Annex I of the Strategic Environmental Assessment Directive

INFORMATION FOR ENVIRONMENTAL REPORTS (referred to in Article 5(1) of the Directive)

- a. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.
- b. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
- c. The environmental characteristics of areas likely to be significantly affected.
- d. 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 Council Directive 79/409/EEC on the conservation of wild birds^[10] and the Habitats Directive.
- e. The environmental protection objectives, established at international, Community or Member State 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.
- f. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as -
 - o biodiversity;
 - o population;
 - o human health;
 - o fauna;
 - o flora;
 - o soil;
 - o water;
 - o air;
 - o climatic factors;
 - o material assets;
 - o cultural heritage, including architectural and archaeological heritage;
 - o landscape; and
 - o the inter-relationship between the above factors.
- g. 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.
- h. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
- i. A description of the measures envisaged concerning monitoring in accordance with regulation 17.
- j. A non-technical summary of the information provided under paragraphs 1 to 9.

Appendix B: Updated SA Framework

	SA Topic (SEA in brackets)	SA Objective	Decision making criteria: Will the option/proposal...		Indicators	Targets
1	Housing (Material assets and Population)	To ensure that housing stock meets the needs of all communities in the District.	Q1a	Will it ensure all groups have access to decent housing?	The annual net additional dwelling requirement	Derby and Derbyshire Joint Structure Plan strategic housing requirement is 215 per year 1991-2011. Draft RSS strategic housing requirement is 330 per year 2011-2026
			Q1b	Will it ensure that all new new housing developments are well located for good accessibility to local services and facilities?	Number of major housing applications refused on design grounds.	
			Q1c	Will it reduce homelessness?	Number of homeless applicants	
			Q1d	Will it improve the affordability of housing?	House price/earnings ratio	
			Q1e	Will it widen housing choice and enable mixed and balanced sustainable communities to flourish?	% of dwellings of different house sizes/types & tenures	
			Q1f	Will it ensure that all new development contributes to local distinctiveness and improve the local environment?	Number of major housing applications refused on design grounds.	
			Q1g	Will it meet the building specification guidance in the Code for Sustainable Homes? (DCLG)	Number of housing development achieving a four star or above sustainability rating as stipulated by the Code for Sustainable Homes	
			Q1h	Will it reduce the amount of vacant land?	Percentage of new and converted dwellings on previously developed land	60% (North East Derbyshire AMR)- 76% completions on brownfield land between April 2006 and March 2007
2	Health (Human Health and Population)	To improve health and reduce health inequalities.	Q2a	Will it improve access for all to health facilities?	Travel time by public transport to nearest health centre	To ensure that by 2008 no-one waits more than 18 weeks from GP referral to hospital (DH)
			Q2b	Will it provide sufficient areas of open space for all?	Accessible Natural Greenspace	100% of population with Accessible Natural Greenspace of at least 2ha within 300m (or 5 minutes of their home (Natural England)
			Q2c	Will it encourage healthy and active lifestyles?	Standardised mortality rates	By 2010, reduce mortality from cancer by at least 20% in people under 75 (DH)
					Life expectancy at birth	By 2010, increase average life expectancy at birth in England to 78.6 years for men and 82.5 years for women (DH)
			Q2d	Will it encourage sporting activities?	% of adults (16+) participating in at least 30 minutes of moderate intensity sport and active recreation (including recreational walking) on three or more days of the week	Local Recreation Standard: 1.95 ha/1000 population green space, 2.66ha/1000 population outdoor sport facilities, 0.09 ha/1000 population children's play space, 0.006 ha/1000 population outdoor youth facilities. Source: Draft Recreation and Open Space SPD, NEDDC, May 2007
					Playing field provision	2.83 hectares per 1,000 population for playing field provision (National Playing Fields Association Standard)
Q2e	Will it reduce obesity?	Percentage of adult population classified as obese	By 2010, stabilise incidences of obesity in children by 2010 (DH)			

3	Equality and Social Inclusion (Population)	To create sustainable communities.	Q3a	Will it help achieve life-long learning?	No. of people with NVC 2 qualifications	
			Q3b	Will it enable communities to influence the decisions that affect their neighbourhoods and quality of life?	Percentage of adults surveyed who feel they can influence decisions affecting their own local area	
			Q3c	Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?		
			Q3d	Will it improve the satisfaction of people with their neighbourhoods as places to live?	Percentage of residents surveyed who feel satisfied with their neighbourhoods	
			Q3e	Will it help to reduce crime?	Crime rate per 1,000 population	
			Q3f	Will it reduce out-migration?	Population size Age structure of population	
4	Heritage (Cultural Heritage)	To protect and manage the cultural heritage of the District.	Q4a	Will it preserve buildings of architectural or historic interest and, where necessary, encourage their conservation and renewal?	Number of Grade I and Grade II* buildings at risk	None (English Heritage)
			Q4b	Will it preserve or enhance archaeological sites/remains?	Proportion of scheduled monuments at risk from damage, decay or loss	None (English Heritage)
			Q4c	Will it improve and broaden access to, understanding, and enjoyment of the historic environment?	Annual number of visitors to historic attractions	
			Q4d	Will it support heritage-led regeneration and capitalise on the social and economic contribution of the historic environment to the regeneration of the District?	Proportion of detailed characterisation studies informing major development proposals	All (English Heritage)
			Q4e	Will it preserve or enhance the setting of cultural heritage assets?	Proportion of conservation areas covered by a management plan	
			Q4f	Will it safeguard and enhance the character of the landscape / townscape and local distinctiveness and identity?	Traffic growth	
					Reuse of buildings of heritage value	
			Q4g	Will it reduce the amount of derelict, degraded and under-used land?	Proportion of land that is derelict	
Q4h	Will it increase the economic benefit derived from the historic environment	Proportion of detailed characterisation studies informing major development proposals Annual number of visitors to historic attractions				

5	Biodiversity (Biodiversity, Flora and Fauna)	To protect and enhance biodiversity.	Q5a	Will it lead to habitat creation matching BAP priorities?	Change in areas and populations of biodiversity importance, including: i) change in priority habitats and species (by type) ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	Increase the area of LBAP habitats in the District (Natural England)
			Q5b	Will it maintain and enhance sites designated for their nature biodiversity interest?		Increase the area designated as Local Nature Reserves in the District (Natural England)
6	Landscape (Landscape)	Protect and manage the landscape of North East Derbyshire.	Q6a	Will it improve tranquillity?	Proportion of land area described as "tranquil" by CPRE's tranquillity map	
			Q6b	Will it protect and improve the distinctive local character of the District (such as stone walls, protection of existing trees, woodlands and appropriate landscape planting)?	Number of conservation areas with a Conservation Area Character Appraisal less than 5 years old	10/29 by 2006 (34.5%) (North East Derbyshire AMR)
					Length of stone walls	
					Area of ancient woodland	
				Number of new woodland planting schemes		
Q6c	Will it provide adequate green space and environmental capital (green infrastructure)?	Accessible Natural Greenspace	100% of population with Accessible Natural Greenspace of at least 2ha within 300m (or 5 minutes of their home (Natural England)			
Q6d	Will it support changes and diversification of land use?	Land use in rural areas				
7	Use of resources (Material assets, Soil, Water)	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	Q7a	Will it reduce water consumption?	Average domestic water consumption (l/head/day)	
			Q7b	Will it exacerbate water abstraction levels?	Abstractions by purpose	
			Q7c	Will it include energy efficiency measures?	Number of premises meeting Code 5 or 6 standard in the Code for Sustainable Homes	
			Q7d	Will it encourage energy production from sustainable sources?	Number of distributed and on-site energy schemes in new housing developments incorporating affordable housing	
			Q7e	Will it maintain and enhance soil quality?	Area of contaminated land (ha)	

8	Climate Change Adaptation (Climatic effects)	Plan for the anticipated different levels of climate change.	Q8a	Will it facilitate landscape change for climate change adaptation (e.g. by protecting key landscape and biodiversity features and improving links between them to reduce fragmentation)?	Amount of new greenspace created per capita	
			Q8b	Will new development increase the risk of flooding?	Amount of new development (ha) situated within a 1:200 flood risk area (Flood Zone 3)	Zero (Environment Agency)
					Number of planning applications approved where Environment Agency have sustained an objection on flood risk grounds.	Zero (Environment Agency)
			Q8c	Will it reduce the risk of damage to property from storm events?	% of developments meeting the minimum standards for the "Surface Water Run-Off" and "Surface Water Management" categories in the Code for Sustainable Homes	
					No. of planning permissions incorporating SUDS	
Q8d	Will it encourage the development of buildings prepared for the impacts of climate change?	Thermal efficiency of new development; % planning permissions for projects designed with passive solar design, building orientation, natural ventilation				
9	Climate Change Mitigation (Climatic effects)	Minimise the District's contribution to climate change.	Q9a	Will it lead to reduced greenhouse gas emissions?	Proportion of electricity produced from renewable resources	By 2010, 5% of electricity to be from renewable sources (Regional Energy Strategy)
			Q9b	Will it have a low or neutral carbon footprint?	Household energy use: domestic CO ₂ emissions	
		Proportion of new homes achieving a four star or above sustainability rating for the "Energy/CO ₂ " category as stipulated by the Code for Sustainable Homes			All new homes to be carbon neutral by 2016 (DCLG target)	
10	Environmental Quality (Air, Soil, Water and Human Health; material assets)	Minimise the environmental impacts of waste and pollution.	Q10a	Will it provide an increased variety and capacity of recycling facilities?	Waste arisings by (a) sector and (b) method of disposal	By 2010, recycle or compost at least 30% of household waste (Waste Strategy 2000)
			Q10b	Will it reduce waste from construction?		
			Q10c	Will it lead to improved water quality?	% of watercourses classified as good or very good biological and chemical quality	All inland and coastal water bodies to reach at least "good status" by 2015 (Water Framework Directive)
			Q10d	Will it maintain and enhance soil quality?	Area of contaminated land (ha)	
			Q10e	Will it reduce the overall amount of diffuse pollution to air, water and soil?	% change in pollution incidents	
			Q10f	Will it reduce land contamination?	% of projects (by number and value) involving remediation of any kind	
			Q10g	Will spatial developments outside of the area have an adverse effect on the environment of North East Derbyshire?		

11	Economic development (Population)	Develop a strong culture of enterprise and innovation.	Q11a	Will it ensure that new employment sites are located in accessible locations?	Amount of floorspace developed for employment by type in employment or regeneration areas.	
			Q11b	Will it promote environmental technology initiatives?	Number of start-up businesses in the environmental sector	
12	Transportation and accessibility (Material assets)	Improve accessibility to jobs and services.	Q12a	Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?		
			Q12b	Will it improve local accessibility of employment, services and amenities?	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; employment; and major retail centre(s).	
			Q12c	Will it increase provision of local services and facilities and reduce centralisation?	Percentage of residents surveyed finding it easy to access key local services.	
			Q12d	Will it reduce car use?	Percentage of people aged 16-74 who usually travel to work by driving a car or van	
			Q12e	Will it encourage use of public transport?	Percentage of people aged 16-74 who usually travel to work by bus or train	By 2010 ensure 12% growth in bus and light rail use in England (DfT)
			Q12f	Will it reduce the need to travel?	Average distance (km) travelled to fixed place of work	
			Q12g	Will it encourage walking and cycling?	Percentage of people aged 16-74 who usually travel to work by bicycle or on foot	

Appendix C: Option 1 - Without SPD

Option 1 is based on the four policies in the Local Plan related to Affordable Housing:

H6 Affordable Housing Provision in the Main Settlements

In determining applications for residential development within the Settlement Development Limits of the settlements of Clay Cross, Dronfield, Eckington, Grassmoor, Holmewood, Killamarsh, North Wingfield, Pilsley, Tupton and Wingerworth, as shown on the Proposals Map, the Council will seek to enter into a S106 Obligation with the developer to secure the provision of an element of affordable housing on suitable sites of 0.5 hectares and above, or where the number of dwellings proposed is 15 or more. The subdivision of a site will not provide exemption from the need to comply with the policy.

The precise proportion and type of affordable housing provided on individual sites will be the subject of negotiation and will be determined with regard to the following criteria:

- (a) housing needs within the local area;
- (b) the proximity of local shops and services;
- (c) access to public transport services;
- (d) the economics of developing the site; and
- (e) the need to achieve a successful housing development.

H7 Affordable Housing in Settlements With a Population of 3000 or Fewer

In determining applications for residential development within the defined Settlement Development Limits of the settlements listed at Paragraph 5.50, where there is an identified need, the Council will seek to negotiate the provision of affordable housing on suitable sites of 0.1 hectare and above.

The precise proportion and type of affordable housing provided on individual sites will be the subject of negotiation and will be determined with regard to the following criteria:

- (a) housing needs within the local area;
- (b) the proximity of local shops and services;
- (c) access to public transport services;
- (d) the economics of developing the site; and
- (e) the need to achieve a successful housing development.

H8 Affordable Housing: Alternative Provision

In cases where it is not considered appropriate to provide on-site affordable housing, the Council will seek to negotiate a financial or other contribution towards the provision of affordable housing on suitable sites elsewhere in the Plan area, including the re-use of long term vacant properties and flats over shops, provided there are shown to be positive benefits to be gained from providing off site affordable housing.

H9 Affordable Housing: Exception Sites in Rural Areas

As an exception to normal planning policies applying throughout the area, the District Council will grant planning permission for affordable housing on rural sites that would not normally be released for development, provided that:

- (a) it would meet a genuine local need that would not otherwise be met by the housing market (this need should be shown by the applicant);
- (b) arrangements are made to ensure that the benefits remain in perpetuity for local people who cannot afford to occupy houses generally available on the open market;
- (c) it is of a size, type, tenure, occupancy and cost suitable to meet the identified local needs; and
- (d) it takes full account of environmental considerations as set out in policies elsewhere in the Local Plan. Sites should be located within the built up area of small rural settlements, only using land on the edge of settlements if it can be shown that there are no sites available within the settlement.

Appendix D: Option 2 - With SPD

SPD Guidance Criteria 1: Affordable Housing Provision in the Main Settlements (Local Plan Policy H6- highlighted in blue below- plus SPD proposals)

H6 Affordable Housing Provision in the Main Settlements:

In determining applications for residential development within the Settlement Development Limits of the settlements of Clay Cross, Dronfield, Eckington, Grassmoor, Holmewood, Killamarsh, North Wingfield, Pilsley, Tupton and Wingerworth, as shown on the Proposals Map, the Council will seek to enter into a S106 Obligation with the developer to secure the provision of an element of affordable housing on suitable sites of 0.5 hectares and above, or where the number of dwellings proposed is 15 or more. The subdivision of a site will not provide exemption from the need to comply with the policy.

The precise proportion and type of affordable housing provided on individual sites will be the subject of negotiation and will be determined with regard to the following criteria:

- (a) housing needs within the local area;
- (b) the proximity of local shops and services;
- (c) access to public transport services;
- (d) the economics of developing the site; and
- (e) the need to achieve a successful housing development.

The main additions to this Local Plan policy from the SPD are as follows:

For Clay Cross, Dronfield, Eckington, Grassmoor, Holmewood, Killamarsh, North Wingfield, Pilsley, Tupton and Wingerworth: Target of up to 40% for affordable housing when negotiating on residential and mixed used schemes of 0.5ha and above and for schemes of 15 dwellings or more.

The “up to 40%” target should be construed to developers as provision as close to 40% as possible as the Housing Needs Survey has indicated a higher level of need for affordable housing in the District. Where this target cannot be met, developers will be expected to demonstrate why they have not been able to meet this requirement.

A range of house types should be provided based on the results of housing needs surveys and the Council’s housing waiting list. This should be discussed with the Council’s Strategic Housing Team at an early stage, who will inform developers as to the precise requirements. These requirements should then inform the Section 106 agreement.

SPD Guidance Criteria 2: Affordable Housing in Settlements With a Population of 3000 or Fewer (Local Plan Policy H7- highlighted in blue below- plus SPD proposals)

H7 Affordable Housing in Settlements With a Population of 3000 or Fewer (Policy LP2):

In determining applications for residential development within the defined Settlement Development Limits of the settlements listed at Paragraph 5.50, where there is an identified need, the Council will seek to negotiate the provision of affordable housing on suitable sites of 0.1 hectare and above.

The precise proportion and type of affordable housing provided on individual sites will be the subject of negotiation and will be determined with regard to the following criteria:

- (a) housing needs within the local area;
- (b) the proximity of local shops and services;
- (c) access to public transport services;
- (d) the economics of developing the site; and
- (e) the need to achieve a successful housing development.

The main additions to this Local Plan policy from the SPD are as follows:

In settlements with a population of 3,000 people or less and a defined Settlement Development limit, the Council will expect an element of affordable housing in respect of sites of 0.1 hectares and above.

The Council will negotiate an affordable housing requirement of as close to 40% as possible, taking into account the Strategic Housing Market Assessment. Other factors, such as the economics of developing the site, will also be taken into account.

In cases where on-site provision is problematic, a financial contribution will be requested to allow for off site provision elsewhere in the parish to which the application relates in accordance with the guidance outlined under 'Commuted Sums' below.

SPD Guidance Criteria 3: Alternate provision (Local Plan Policy H8- highlighted in blue below- plus SPD proposals)

H8 Affordable Housing: Alternative Provision (Policy LP3):

In cases where it is not considered appropriate to provide on-site affordable housing, the Council will seek to negotiate a financial or other contribution towards the provision of affordable housing on suitable sites elsewhere in the Plan area, including the re-use of long term vacant properties and flats over shops, provided there are shown to be positive benefits to be gained from providing off site affordable housing.

The main additions to this Local Plan policy from the SPD are as follows:

Off Site Provision

Affordable housing may only be provided off site in exceptional circumstances. The council will need to be persuaded that the off site provision would meet housing need at least to the same extent as the on-site provision would have done.

Circumstances where off site provision may be appropriate might be where the locality, physical characteristics or the conservation requirements of the site make it unviable or impractical for affordable housing provision and where the District Council thinks the overall need would be better served by providing affordable housing elsewhere in the District.

A hierarchical approach will be taken to ensure that housing addresses a need as close as possible to the development that generated the affordable housing.

- Sites within the same settlement. If there are no potential schemes then
- Sites within the same parish area. If there are no potential schemes then
- Sites within adjoining parishes

- Sites elsewhere in the District

If, after this site search no land is available, then a financial contribution, known as a commuted sum, will be sought.

Alternate Provision- Commuted Sums

Off site financial contributions will either be used to:

- Assist housing associations in the development of new affordable housing schemes in the District;
- Fund the renovation of empty properties to enable them to be re-used by those in need of affordable housing. These properties will be identified through the Council's Empty Homes Register; or
- Satisfy the needs of a particular group

It will generally not be appropriate for major developments (10 or more dwellings) to provide financial contributions in lieu of on-site provision.

However, there may be exceptions:-

1. Where the proposal involves the conversion or redevelopment of existing buildings, e.g. barn conversions. These schemes are often expensive, both to create and to maintain and often result in dwellings that do not comply with Housing Corporation requirements. They therefore do not attract grant funding and are unlikely to be self-financing and are therefore potentially unacceptable to RSLs.
2. If the off site provision offered has a larger capacity for affordable housing than would be gained from on-site provision.
3. Where insurmountable problems mean that an RSL or developer is unable to commit to a scheme. The Council would expect evidence to be submitted demonstrating unviability before consideration could be given to acceptance of a commuted sum in lieu of on-site provision.

Committed sums will need to provide sufficient funds to be able to produce affordable housing in lieu of the opportunity missed on site. Payments should effectively be equal to the cost of providing dwellings of the same type and size in that location. Contributions may be pooled with other sums from developments across the District in order to make the best use of available resources.

The calculation of the level of affordable housing required, including committed sums, will need to take into account the economics of developing a site and any abnormal costs and other planning objectives that affect the viability of the proposal. However, the Council considers that the costs incurred in delivering a workable, high quality development should be reflected in the price paid for the land and will not normally reduce the ability of the site to contribute towards affordable housing provision. Such expected costs might include site demolition and clearance, good quality design, landscaping, noise and other environmental attenuation (such as flood prevention measures), infrastructure provision (such as highway and public transport measures) and any other S106 obligations deemed to make the development acceptable (such as open space, sport and recreation, health and education provision).

SPD Guidance Criteria 4: Exception Sites in Rural Areas (Local Plan Policy H9- highlighted in blue below- plus SPD proposals)

H9 Affordable Housing: Exception Sites in Rural Areas (Policy LP4):

As an exception to normal planning policies applying throughout the area, the District Council will grant planning permission for affordable housing on rural sites that would not normally be released for development, provided that:

- (a) it would meet a genuine local need that would not otherwise be met by the housing market (this need should be shown by the applicant);
- (b) arrangements are made to ensure that the benefits remain in perpetuity for local people who cannot afford to occupy houses generally available on the open market;
- (c) it is of a size, type, tenure, occupancy and cost suitable to meet the identified local needs; and
- (d) it takes full account of environmental considerations as set out in policies elsewhere in the Local Plan. Sites should be located within the built up area of small rural settlements, only using land on the edge of settlements if it can be shown that there are no sites available within the settlement.

The main additions to this Local Plan policy from the SPD are as follows:

For settlements of below 3,000 population “local people” is defined as:

- a) Those residing continuously for a period of not less than 5 years out of the previous 10 years in the parish and currently living in accommodation which is overcrowded or otherwise unsatisfactory
- b) Those residing for a period of not less than 5 years out of the previous 10 years in the parish and forming a household for the first time
- c) Those who are related to a resident or are not now resident in the parish but who have resided continuously within the parish for more than 10 out of the previous 20 years
- d) Those who have an essential need arising from age or infirmity to live close to other people who have lived continuously within the parish for more than 5 out of the previous 10 years
- e) Those who have an essential need to live close to their work in the parish.

Some of the above criteria require further explanation:-

Paragraph a) refers to accommodation which is ‘overcrowded or otherwise unsatisfactory’. This is intended to be the definition used in the 1985 Housing Act relating to properties that are overcrowded or unfit. It may also relate to a property that cannot be modified or adapted by personal mobility aids to satisfy the requirements of a person who is genuinely disabled or infirm as described in the Disability Discrimination Act (DDA) 1995 (outlined at Appendix E) and generally in receipt of benefit. Should the person believe themselves to meet this definition but not be receiving benefit, he/she will inform the Council of the reason for this. Such cases will require written confirmation of disablement as defined in the DDA by the person’s General Practitioner.

Paragraph d) refers to ‘essential need arising from age or infirmity’. This is intended to mean elderly and requiring long-term care or requiring long-term care. Again proof of infirmity will be expected to involve proven disablement as set out above.

Paragraph e) refers to ‘essential need to live close to work’. This is intended to mean the need to live close to one’s work for management reasons. A new

house would not be justified where a person can carry out his or her work whilst living in an existing property in a nearby settlement.

Exception sites should be well related to the settlement. In settlements with a Settlement Development Limit (SDL), a site on the edge of the settlement should take account of adjoining development and the impact of the proposed development on the surrounding open countryside. Where this is Green Belt or Special Landscape Area, the development should not compromise the intentions of these policies (See Local Plan policies GS2, GS3 and NE2).

8.4 Exception sites should also be relatively small scale. In this way they are more likely to be assimilated into the settlement. Schemes should not compromise the form and character of the settlement.

8.5 The number of dwellings should not exceed proven need and, in some circumstances, where there are clear landscape constraints, may not entirely meet the settlement's proven needs. Sites should not be remote from existing buildings and should not result in a loose settlement form intruding into the surrounding landscape.

8.6 Where a settlement does not have a SDL, affordable housing should be located within the built framework of the settlement, only using an edge of settlement site if no internal site is available.

8.7 It should be noted that the Housing Corporation requires RSLs to complete an assessment of sustainability for schemes in order to be eligible for funding. Settlements with very limited services are unlikely to be suitable for new affordable housing.

SPD Guidance Criteria 5: Securing Long Term Affordability and cases when Affordable Housing will be Required

The term RSL applies to housing landlords registered with the Housing Corporation. These may be charities that are housing associations or other not for profit organisations. Developers are encouraged to involve an RSL at the earliest opportunity and take advantage of its experience in the delivery of affordable housing. The involvement of an RSL also ensures that affordable housing remains affordable 'in perpetuity'. The RSL should also be party to the terms of the S106 Agreement.

The mechanism for delivering affordable housing will usually be a design and build contract between the developer and the RSL. Developers are advised that by encouraging a partnering approach from an early stage, it is hoped that openness and innovation will be achieved and this will result in increased efficiency and cost savings.

The Council recognises that some developers may secure contractual arrangements with the Housing Corporation which would enable them to provide affordable housing directly and oblige them to meet certain standards on quality of accommodation and service and on the cost of homes. Whilst these obligations on developers are not as extensive as the regulatory expectations for RSLs, the Council will consider developers with continuing contractual arrangements with the Housing Corporation as suitable to provide affordable housing. In particular, the Council will need to be assured that the terms of the S106 Agreement will be adhered to.

The Council will expect RSLs to agree nomination procedures before construction on the new homes is started.

Where a private developer wishes to deliver and retain control over affordable housing, he/she will be expected to enter into a S106 agreement with the Council to ensure that the property remains affordable (see also paragraph 12.9).

The Council will expect provision to be made in relation to new build schemes, conversions and changes of use. Affordable housing will be required in the following circumstances:-

Windfall sites

The Local Plan allocates sites for housing where the Council will seek to negotiate a percentage of affordable housing. However, even if all these sites were to come forward, with the maximum number of affordable houses, there would still be a shortfall in relation to the need demonstrated in the Housing Needs Survey (2002 and 2006). The Council will therefore take every opportunity to secure affordable housing on windfall sites.

Renewal of planning consent

The Local Plan targets will also be applied to applications for renewal of permission. Any increase in the number of dwellings on the site will result in a proportionate increase in the number of affordable houses required.

Sub-division of sites

Sub-dividing a site or building so that thresholds are not crossed will not avoid the requirement for affordable housing - thresholds will be applied across the whole of the area to be developed. If there is a reasonable expectation that adjoining land will come forward, the Council will take account of the whole area in calculating any requirements, with each phase providing its share.

Sites capable of taking 15 dwellings or more

The Local Plan recommends that schemes should achieve a minimum density of 30 dwellings per hectare. Where a site is clearly capable of accommodating the 15 dwellings required to secure 40% affordable housing the Council will expect compliance with the policy.

Deliberate attempts to design a scheme that falls below the threshold will not be tolerated.

SPD Guidance Criteria 6: Tenure

The present relationship between house prices and incomes means that the majority of households in housing need in North East Derbyshire can only afford rented property, controlled by a RSL. In line with emerging SHMA, the Council expects that about 2/3rds of all new affordable housing in the District should be social rented housing.

Shared ownership may be an option for households that can afford more than social rented property, but would be unable to meet mortgage repayments on outright purchase. A shared ownership home is likely to be affordable if access is restricted to households from a target group at a price they can afford. Whilst the purchaser can generally staircase (i.e. increase the proportion of the dwelling that they own - there are greater restrictions in respect of settlements of 3,000 and less), there should be secure arrangements for subsidy to be recycled to provide additional affordable homes.

It should be noted that since 2004 both registered (e.g. housing associations) and unregistered bodies, including private developers and ALMOs, can bid for social housing grant from the Housing Corporation. When economically viable, the Corporation considers that where an element of cross subsidy is involved, affordable housing should be delivered without grant assistance. In any event, for grant to be considered, the Corporation should be involved at an early stage so that an optimum number and mix of affordable homes can be secured.

SPD Guidance Criteria 7: How the Range, Type and Mix of Affordable Housing will be Calculated

The Council will strictly apply Local Plan Built Environment Policy BE1 relating to general design principles. The emerging SPD relating to Residential Design will also be relevant.

Generally, the more modest a house, the more affordable it will be. The Council therefore expects that any new affordable housing provided will be of a similar floor space to that currently being provided in the District by RSLs. Reference should be made to the Housing Corporation Quality Indicators, but generally floor spaces should adhere to the following recommended guidelines:-

1 person	35 - 40 square metres
2 person	40 - 50 square metres
3 person	55 - 65 square metres
4 person	65 - 75 square metres
5 person	75 - 85 square metres

Persons rather than bedrooms are used for guidance as a bedroom may be used for alternative purpose, such as a dining room or study. Normally a one and two person house would contain one bedroom, a three person house would contain two bedrooms, a four person house would contain two or three bedrooms and a five person house would contain three bedrooms. However, it is the total floor area that is most relevant, as the internal layout of a property is not subject to planning control.

Floor areas should be measured to the finished internal faces of the main containing walls on each floor of the accommodation and includes space taken up by private staircases, partitions, internal walls, chimney breasts, flues and heating appliances. It excludes any space where the height to the ceiling is less than 1.5 metres, open porches or covered way etc to open air and non-habitable basements and attics.

These guidelines are not intended to be over prescriptive, although properties that significantly exceed these floor areas will be critically examined to see if they meet the objectives of this SPD.

The range, type and mix of affordable accommodation required will be determined by a combination of housing needs surveys, information from the waiting lists, availability of the existing affordable stock, local market information as well as any available information from the Primary Care Trust and County Council Education Department and any other evidence from the most up to date Housing Strategy.

As well as the scale of need, the dwelling mix will depend on the nature of the development, the location and constraints of the site and the facilities available. It is important that this is discussed with the relevant Development Control officer before any application is submitted so that the development can reflect priority housing needs and could include homes for single people, families, older people or special needs.

The precise mix of dwelling type will change according to location and as needs vary over time and must be agreed with the Housing Department.

It is also important that the remaining provision of open market housing on a new housing development also contributes to providing the full range of housing to meet the needs of the community.

SPD Guidance Criteria 8: Integrating Affordable Housing into the Design and Layout of New Development

Affordable housing should not be distinguishable from market housing in terms of location, appearance, build quality and materials. Reduction in size, use of substandard materials or poor finishing should not be perceived as an acceptable short-cut to affordability.

The Housing Corporation's Scheme Development Standards (see www.housingcorp.gov.uk) are established as good practice for the affordable housing sector as a whole. All affordable housing should comply with these standards. This approach ensures that registered social landlords and other affordable housing providers are working to the same criteria and standards. Further details can be obtained from the Housing Corporation web site. It is recognised that in some instances RSLs may have their own design standards that will also be relevant.

Developers should ensure that affordable housing is fully integrated within the site. It should blend in with neighbouring open market housing. This can be achieved if distributed throughout the development rather than being concentrated in one location. However, it is accepted that small clusters may be preferred by RSLs for management reasons. Developers will be expected to provide details of the location of affordable housing within the site when submitting the planning application.

Affordable housing should also be of sustainable construction with high standards of insulation and energy efficiency so that it is affordable to maintain and heat. Newly built affordable housing should achieve the current standards under the Housing Corporation's Design and Quality Assessments (D & QS) and the BREEAM (Building Research Establishment Environmental Assessment Model) Code for Sustainable Homes Level 3 for energy efficiency. Regard should also be had to PPS25: Development and Flood Risk which encourages the inclusion of sustainable water management.

Regard should also be had to the 'Lifetime Homes' Standards which incorporate design features which help make them more adaptable to meeting changing family needs or those of future occupants. Further details can be obtained from the Joseph Rowntree Foundation website (www.jrf.org.uk).

New schemes should also take account of the Building for Life (www.buildingforlife.org) criteria set out by CABI and the Home Builders' Federation.

Regard should also be paid to community safety and the need to reduce opportunities for crime to occur. Applicants should consider the standards set out in the Government publication 'Secure by Design.'

The emerging Residential Design SPD will provide further guidance.

Appendix E: The Detailed Assessment Matrices

Appendix F: Monitoring Framework

Significant Effect	Indicator	Data Source	Frequency of monitoring and scale	Target/Trigger	Links to Baseline
Biodiversity, Flora and Fauna					
Effect of new housing development on brownfield habitats and species	Percentage of new housing development and redevelopment on previously developed land undertaking full habitat surveys	NEDDC	Annually, district wide	When percentage reduces year on year	Core Strategy SA Scoping Report, biodiversity, flora and fauna
Opportunity to incorporate biodiversity friendly design in new development	Percentage of new development with biodiversity friendly design	NEDDC	Annually, district wide	When percentage reduces year on year	Core Strategy SA Scoping Report, biodiversity, flora and fauna
Opportunity to expand and strengthen the District's biodiversity networks	Percentage of new development incorporating greenspace provision	NEDDC	Annually, district wide	When percentage reduces year on year	Core Strategy SA Scoping Report, biodiversity, flora and fauna
Climatic Factors					
Climate change mitigation: Opportunity to facilitate energy efficiency measures in new affordable housing provision	Proportion of new and redeveloped affordable homes achieving a four star or above sustainability rating for the "Energy/CO2" category as stipulated by the Code	NEDDC	Annual, district wide	When percentage reduces year on year	Core Strategy SA Scoping Report, climatic factors

Significant Effect	Indicator	Data Source	Frequency of monitoring and scale	Target/Trigger	Links to Baseline
	for Sustainable Homes				
Climate change adaptation: A presumption against building affordable housing on floodplains has not been highlighted in the SPD	Area of new affordable housing development located in areas at risk from 1 in 200 year flood events	NEDDC/ Environment Agency	Annual, district wide.	When percentage increases year on year	Core Strategy SA Scoping Report, climatic factors
	Number of planning applications approved where the Environment Agency has sustained an objection on flood risk grounds.	NEDDC/ Environment Agency	Annual, district wide	When planning application approved	Core Strategy SA Scoping Report, climatic factors
Climate change adaptation: Incorporation of sustainable drainage within new development	No. of planning permissions incorporating SUDS	NEDDC	Annual, district wide	When percentage reduces year on year	Core Strategy SA Scoping Report, climatic factors
Climate change adaptation: Thermal efficiency for new development	% planning permissions for projects designed with passive solar design, including building orientation, natural ventilation and other innovations.	NEDDC	Annual, district wide	When percentage reduces year on year	Core Strategy SA Scoping Report, climatic factors
Cultural Heritage					
Impact of new development on buildings and areas of cultural heritage value	Percentage of major development proposals informed by detailed characterisation studies	NEDDC	Annual, district wide	When percentage reduces year on year	Core Strategy SA Scoping Report, cultural heritage

Significant Effect	Indicator	Data Source	Frequency of monitoring and scale	Target/Trigger	Links to Baseline
Potential for the reuse and invigoration of vacant and underused buildings and areas.	Number of vacant and underutilised building used for affordable housing	NEDDC	Annual, district wide	When total number of vacant and underutilised buildings increases	Core Strategy SA Scoping Report, cultural heritage
Potential for conservation led development and redevelopment and enhancement of historic environment	Number of affordable housing schemes with heritage-related S106 agreements	NEDDC	Annual, district wide	When number reduces year on year	Core Strategy SA Scoping Report, cultural heritage
Landscape					
New sites at the edge of settlements have the potential to affect landscape character.	% change inconsistent with landscape area.	Defra Core Indicator 6.03: Landscape value. http://statistics.defra.gov.uk/esg/indicators/d603_data.htm	Annual, district wide	Year on year reduction in inconsistent change within character areas.	Core Strategy SA Scoping Report, landscape
Population					
Reduction in out migration of younger people from rural settlements	Population within the 16-35s age range in rural areas	NEDDC	Annual, district wide	Year on year reduction of rural population within this age range	Core Strategy SA Scoping Report, population
Locating affordable housing in main settlements has the potential to improve accessibility to jobs, services and facilities	Percentage of households within 10 minutes walk of an hourly bus service	LTP2 AMR	Annual, district wide	When percentage reduces year on year	Core Strategy SA Scoping Report, population

Appendix G: ODPM SA Report Checklist

Objectives and context	Location in report
The plan's purpose and objectives are made clear.	Chapter 3 and Scoping Report
Sustainability issues, including international and EC objectives, are considered in developing objectives and targets.	Chapter 2 and Scoping Report
SA objectives are clearly set out and linked to indicators and targets where appropriate.	Chapter 2 and Scoping Report
Links with other related plans, programmes and policies are identified and explained.	Chapter 2 and Scoping Report
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.	Chapter 3 and Scoping Report
Scoping	
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	Chapter 2
The appraisal focuses on significant issues.	Chapter 2 and Scoping Report
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Scoping Report
Reasons are given for eliminating issues from further consideration.	Chapter 2 and Scoping Report
Options/Alternatives	
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	Chapter 4
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant.	Chapter 4
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared.	Chapter 4
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Chapter 4
Reasons are given for selection or elimination of alternatives.	Chapter 4
Baseline information	
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	Scoping Report
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	Scoping Report
Difficulties such as deficiencies in information or methods are explained.	Scoping Report
Prediction and evaluation of likely significant effects	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	Chapter 5
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	Chapter 5
Likely secondary, cumulative and synergistic effects are identified where practicable.	Chapter 5
Inter-relationships between effects are considered where practicable.	Chapter 5

Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.	Chapter 5
Methods used to evaluate the effects are described.	Chapter 5
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	Chapter 6
Issues to be taken into account in development consents are identified.	Chapter 6
The Sustainability Appraisal Report	
Is clear and concise in its layout and presentation.	Yes
Uses simple, clear language and avoids or explains technical terms.	Yes
Uses maps and other illustrations where appropriate.	Yes
Explains the methodology used.	Yes
Explains who was consulted and what methods of consultation were used.	Yes
Identifies sources of information, including expert judgement and matters of opinion.	Yes
Contains a non-technical summary.	Yes
Consultation	
The SA is consulted on as an integral part of the plan-making process.	Yes
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report.	Yes
Decision-making and information on the decision	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	n/a
An explanation is given of how they have been taken into account.	n/a
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	n/a
Monitoring measures	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA.	Chapter 7
Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA.	Chapter 7
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.)	Chapter 7
Proposals are made for action in response to significant adverse effects.	Chapter 6