

DETAILED ASSESSMENT MATRIX

Local Plan Policy H6: Affordable Housing Provision in the Main Settlements

	No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To ensure that housing stock meets the needs of all communities in the District.	Policy will help ensure the provision of affordable housing in main settlements.	+	+	+	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	No	Target of 'up to' 40% for residential and mixed use schemes of 0.5ha and above and for schemes of 15 dwellings or more as stipulated in the Local Plan is vague. Does not set out a range of housing needs
	2	To improve health and reduce health inequalities.	Effect depends on location of new affordable housing. In general locating affordable housing in main settlements, where most services are based, is likely to increase accessibility to such facilities.	+	+	+	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	No	Main settlements tend to have the highest concentration and variety of health, leisure and recreational facilities. They are also more accessible by non car modes.
	3	To create sustainable communities.	Locating affordable housing in main settlements will help support accessibility to services and support sustainable transport networks. Will also help increase viability of services and support community cohesion.	+	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	Locating affordable housing in local centres will support the viability of these settlements. Main settlements tend to have the best access to jobs, services and facilities both within settlements and to surrounding areas.
	4	To protect and manage the cultural heritage of the District.	Housing development has the potential to impact on individual heritage assets and townscapes. Depends on the nature and design of the development however. Local Plan policies BE6-13 also provide some measure of protection for cultural heritage assets.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	New development should incorporate design which complements and enhances individual heritage assets and their settings, reducing its impact on designated and non designated sites and townscapes in main settlements.
	5	To protect and enhance biodiversity.	Housing development has the potential to impact on biodiversity habitats- both on greenfield land and previously developed land. Local Plan policies NE3-NE6 will help reduce some of these impacts.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	Disused and underutilised buildings and brownfield land are often important and undervalued habitats. Full habitat surveys should be required in areas likely to be affected by redevelopment and mitigation and avoidance measures should be incorporated to help limit the damage on local species. There is also potential for the provision within new development of new or enhanced green infrastructure complementary to the District's green networks.
	6	Protect and manage the landscape of North East Derbyshire.	Potential for impacts on landscape from development at the edge of main settlements. Local Plan policies NE1 and NE2 will help reduce impacts on landscape.	-	-	-	Ongoing	Permanent	Local	Medium	Low	Minor	Negative	Yes	Design should be sympathetic to the landscape, and if appropriate, use local materials which complements the existing human aspects of valued landscapes.
	7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	No significant effects.									Neutral		No	
	8	Plan for the anticipated different levels of climate change.	Does not address the need to adapt to climate change.	-	-	-	Ongoing	Permanent	Local	Medium	High	Minor	Negative	Yes	Policy does not make reference to climate change adaptation for development in main settlements.
	9	Minimise the District's contribution to climate change.	Encouragement of development of affordable housing within main settlements has the potential to reduce travel and greenhouse gas emissions from transport.	+	+	+	Ongoing	Permanent	International	Low	Medium	Major	Positive	No	Main settlements tend to have the highest concentration and variety of services and facilities. Locating development in these areas is likely to minimise the need for residents to travel longer distances.
	10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	Design of new development has the potential to help encourage sustainable waste management and reduce inputs to pollution incidents
	11	Develop a strong culture of enterprise and innovation.	No significant effects.									Neutral		No	
	12	Improve accessibility to jobs and services.	Locating affordable housing in main settlements will help support accessibility to jobs services and support and increase the viability of sustainable transport networks.	+	++	++	Ongoing	Permanent	Regional	Medium	Medium	Moderate	Positive	No	Main settlements tend to have the best access to jobs and services both within settlements and to surrounding areas, including, notably, Chesterfield, and for the north of the District, Sheffield.
Overall Effect	By focussing development on the main settlements in the District, policy will have benefits in relation to encouraging the vitality and vibrancy of these settlements, and help support existing services and facilities. Policy does not address the need to protect landscape, townscape, biodiversity or cultural heritage assets, or address the need to adapt to climate change for development in main settlements.														
Proposed Mitigation	New development should incorporate design which addresses needs of cultural heritage, setting, landscape and biodiversity assets. Encouragement of measures which will help adaptation to climate change, such as the incorporation of Sustainable Urban Drainage Systems, brownwater recycling and greenspace provision.														

Key		Adverse		Beneficial	
The 'Duration' column is noted as:	Major negative effect	--			Superior
	Negative effect	-			Major
	Positive effect	+			Moderate
	Major positive effect	++			Minor
	Neutral environmental effect				Negligible

DETAILED ASSESSMENT MATRIX

Local Plan policy H7: Affordable housing with a Population of 3,000 or fewer

No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To ensure that housing stock meets the needs of all communities in the District..	Policy will help ensure the provision of affordable housing in smaller settlements.	+	+	+	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	No	Number of sites available may be few- this is addressed by the 0.1 hectare size of appropriate land. Wording of policy: "will seek to negotiate the provision of affordable housing" is open to interpretation.
2	To improve health and reduce health inequalities.	Provision of affordable housing in smaller settlements, where health and leisure facilities are less available, may not help improve access to such services.	-	-	-	Ongoing	Permanent	Local	Medium	Low	Minor	Negative	No	Policy however states that provision will be determined on the proximity of services and access to public transport services.
3	To create sustainable communities.	Provision of affordable housing in smaller settlements, where services and facilities are less available may be less sustainable. Increase in the variety of housing in such settlements may help increase their diversity however.	-/+	-/+	-/+	Ongoing	Permanent	Local	Medium	Low	Negligible	Both	Yes	Eligibility in smaller settlements for affordable housing should be determined on the basis of local employment need- for example agricultural or other types of rural employment.
4	To protect and manage the cultural heritage of the District.	Housing development has the potential to impact on individual heritage assets and townscapes. Depends on the nature and design of the development however. Local Plan policies BE6-BE13 will help reduce some of these impacts.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	New development should incorporate design which complements and enhances individual heritage assets and their settings, reducing its impact on designated and non designated sites and townscapes.
5	To protect and enhance biodiversity.	Housing development has the potential to impact on biodiversity habitats- both on greenfield land and previously developed land. Local Plan policies NE3-NE6 will help reduce impacts.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	Disused and underutilised buildings and brownfield land are often important and undervalued habitats. Full habitat surveys should be required in areas likely to be affected by redevelopment and mitigation and avoidance measures should be incorporated to help limit the damage on local species. There is also potential for the provision within new development of new or enhanced green infrastructure complementary to the District's green networks.
6	Protect and manage the landscape of North East Derbyshire.	Potential for impacts on landscape from development at the edge of smaller settlements. Local Plan policies NE1 and NE2 will help reduce impacts.	-	-	-	Ongoing	Permanent	Local	Medium	Low	Minor	Negative	Yes	Design should be sympathetic to the landscape, and if appropriate, use local materials which complements the existing human aspects of valued landscapes.
7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	No significant effects.									Neutral		No	
8	Plan for the anticipated different levels of climate change.	Does not address the need to adapt to climate change.	-	-	-	Ongoing	Permanent	Local	Medium	High	Minor	Negative	Yes	Policy does not make reference to climate change adaptation for development in smaller settlements.
9	Minimise the District's contribution to climate change.	Encouragement of development of affordable housing within smaller settlements has the potential to increase travel to jobs and services and greenhouse gas emissions from transport.	-/+	-/+	-/+	Ongoing	Permanent	International	Low	Medium	Moderate	Positive	No	Smaller settlements tend to have a lower concentration and variety of services and facilities, increasing the need to travel. This will be the case for all development however, and it is likely that residents of affordable housing will travel less than other residential types.
10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	Design of new development has the potential to help encourage sustainable waste management and reduce inputs to pollution incidents
11	Develop a strong culture of enterprise and innovation.	No significant effects.									Neutral		No	
12	Improve accessibility to jobs and services.	Locating affordable housing in smaller settlements may reduce accessibility to jobs and services.	-	-	-	Ongoing	Permanent	Local	Low	Medium	Negligible	Negative	Yes	Whilst smaller settlements tend to have the less access to jobs, services and facilities, both within settlements and to surrounding areas, locating affordable housing in these settlements may improve accessibility to some types of jobs. Eligibility in smaller settlements for affordable housing should be determined on the basis of local employment need- for example agricultural or other types of rural employment.
Overall Effect	Supporting affordable housing development in smaller settlements, where there are less services and facilities, and more infrequent public transport provision, has the potential to reduce accessibility. Policy does not address the need to protect landscape, townscape, biodiversity or cultural heritage assets or address the need to adapt to climate change for development in smaller settlements.													
Proposed Mitigation	New development should incorporate design which addresses needs of cultural heritage, setting, landscape and biodiversity assets. Encouragement of measures which will help adaptation to climate change, such as the incorporation of Sustainable Urban Drainage Systems, brownwater recycling and greenspace provision.													

Key		Adverse		Beneficial	
The 'Duration' column is noted as:	Major negative effect	--	Severe		Superior
	Negative effect	-	Major		Major
	Positive effect	+	Moderate		Moderate
	Major positive effect	++	Minor		Minor
	Neutral environmental effect		Negligible		Negligible

DETAILED ASSESSMENT MATRIX

Local Plan policy H8: Alternative Provision

SA Objectives	No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	1	To ensure that housing stock meets the needs of all communities in the District..	Policy raises the question of whether alternate provision will be as good quality as new development. Also alternate provision may not help address localised needs.	--	--	--	Ongoing	Permanent	Local	High	Medium	Moderate	Negative	Yes	Alternative sites should be as close to original site as possible. Alternative provision in vacant properties and flats over shops should be as good quality as new affordable housing development.
	2	To improve health and reduce health inequalities.	No significant effects.									Neutral		No	Dependent on location of alternative provision in relation to accessibility to health and leisure facilities, public transport routes and walking and cycling networks.
	3	To create sustainable communities.	Off site provision of affordable housing will do less to encourage a mix of housing on every new development sites, reducing social and community cohesion in certain areas.	--	--	--	Ongoing	Permanent	Local	High	Medium	Moderate	Negative	No	Off site provision may help contribute to the growth of monosyllabic housing development.
	4	To protect and manage the cultural heritage of the District.	The re-use of long term vacant properties has the potential to help reinvigorate underutilised areas of cultural heritage value. This depends on the design of the development.	+	++	++	Ongoing	Permanent	Local	High	Low	Moderate	Positive	Yes	Good design which complements and enhances the heritage value of the building/buildings and surrounding built environment will help support this objective. Local Plan policies BE6-BE13 will also help support cultural heritage assets.
	5	To protect and enhance biodiversity.	The re-use of long term vacant properties has the potential to impact on brownfield habitats. May also help preserve habitats and networks on greenfield land on edge of settlements however.	-/+	-/+	-/+	Ongoing	Permanent	Local	Medium	Low	Negligible	Both	Yes	Disused and underutilised buildings and brownfield land are often important and undervalued habitats. Full habitat surveys should be required in areas likely to be affected by redevelopment and mitigation and avoidance measures should be incorporated to help limit the damage on local species. Local Plan policies NE3-NE6 will also help reduce some of these impacts.
	6	Protect and manage the landscape of North East Derbyshire.	Reuse of vacant buildings and flats above shops has the potential to help reduce land take at the edge of settlements. Also has the potential to reduce the amount of derelict and underused land.	+	+	+	Ongoing	Permanent	Local	Low	Medium	Negligible	Positive	No	This will help preserve landscape character at the edge of settlements.
	7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	Reuse of vacant buildings and flats above shops has the potential to help reduce land take. May also encourage remediation of contaminated land.	+	+	+	Ongoing	Permanent	Local	Low	Medium	Negligible	Positive	No	This will preserve soil and assets. Higher densities are also more resource efficient.
	8	Plan for the anticipated different levels of climate change.	No significant effects.									Neutral		No	
	9	Minimise the District's contribution to climate change.	No significant effects.									Neutral		No	
	10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	
	11	Develop a strong culture of enterprise and innovation.	No significant effects.									Neutral		No	
	12	Improve accessibility to jobs and services.	Locating affordable housing in vacant buildings and flats above shops will support accessibility.	+	+	+	Ongoing	Permanent	Local	Low	Medium	Negligible	Positive	No	Vacant buildings and flats above shops are likely to be located in existing built up areas which are better served by services, facilities and public transport links.
Overall Effect	Reuse of buildings and flats above shops for affordable housing raises questions over the suitability of such sites for high quality affordable housing. Alternative provision may encourage higher densities, support the development of affordable housing in more accessible locations and help preserve and enhance the environment. Positive impacts are likely to be small scale and have limited significance however.														
Proposed Mitigation	Locating off site provision as close to original sites as possible to address localised housing needs. High quality standard and good quality design of alternative provision, sympathetic to historic environment and townscape.														

Key	
Major negative effect	--
Negative effect	-
Positive effect	+
Major positive effect	++
Neutral environmental effect	0

Adverse	Severe	Major	Moderate	Minor	Negligible	Beneficial	Superior	Major	Moderate	Minor	Negligible
Magnitude of significance is illustrated as:											

DETAILED ASSESSMENT MATRIX

Local Plan policy H9: Exception Sites in Rural Areas

SA Objectives	No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	1	To ensure that housing stock meets the needs of all communities in the District..	Policy is likely to be positive for this objective. By focusing on local need, and ensuring "benefits remain in perpetuity" for local people, the policy will help provide appropriate rural housing for local requirements.	+	++	++	Ongoing	Permanent	Local	High	Medium	Moderate	Positive	No	Policy will help ensure long term affordable housing provision for rural communities.
	2	To improve health and reduce health inequalities.	Provision of affordable housing in rural settlements, where health and leisure facilities are less available, may not help improve access to such services.	-	-	-	Ongoing	Permanent	Local	Medium	Low	Minor	Negative	No	Inaccessibility to such services by non car modes may be an issue.
	3	To create sustainable communities.	Policy is likely to be positive for this objective. By focusing on local need, and ensuring "benefits remain in perpetuity" for local people, the policy will help provide appropriate rural housing for local requirements. Will also help reduce out-migration from rural areas.	+	++	++	Ongoing	Permanent	Local	High	Medium	Moderate	Positive	No	Policy will help maintain the diversity of the population in rural communities, and help limit the growth of car based "dormitory" villages in the District.
	4	To protect and manage the cultural heritage of the District.	Housing development has the potential to impact on individual heritage assets and townscapes. Depends on the nature and design of the development however. Local Plan policies BE6-BE13 will help reduce some of these impacts.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	Policy aims to ensure that new development in rural areas takes full account of environmental considerations as set out elsewhere in the plan. New development should incorporate design which complements and enhances individual heritage assets and their settings, reducing its impact on designated and non designated sites and the built environment.
	5	To protect and enhance biodiversity.	Policy aims to ensure that new development in rural areas takes full account of environmental considerations as set out elsewhere in the plan. This will be supported by Local Plan policies NE3-NE6.	-	-	-	Ongoing	Permanent	Local	Medium	Low	Minor	Negative	Yes	Disused and underutilised buildings and brownfield land are often important and undervalued habitats. Full habitat surveys should be required in areas likely to be affected by redevelopment and mitigation and avoidance measures should be incorporated to help limit the damage on local species. There is also potential for the provision within new development of new or enhanced green infrastructure complementary to the District's green networks.
	6	Protect and manage the landscape of North East Derbyshire.	The Policy aims reduce impact on landscape assets, supporting Local Plan policies NE1 and NE2.	+	+	+	Ongoing	Permanent	Local	High	Medium	Moderate	Positive	No	The Policy aims to locate new housing within the built up area of small rural settlements rather than on the edge of settlements.
	7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	No significant effects.									Neutral		No	Design of new development has the potential to help encourage sustainable construction, including reuse of materials.
	8	Plan for the anticipated different levels of climate change.	Does not address the need to adapt to climate change.	-	-	-	Ongoing	Permanent	Local	Medium	High	Minor	Negative	Yes	Policy does not make reference to climate change adaptation for development in rural areas.
	9	Minimise the District's contribution to climate change.	Locating affordable housing in rural settlements may increase distance travelled to jobs and services. Also may reduce distances travelled for rural workforce however.	+	+	+	Ongoing	Permanent	International	Low	Medium	Major	Positive	No	Smaller settlements tend to have a lower concentration and variety of services and facilities, increasing the need to travel. This will be the case for all development however, and it is likely that residents of affordable housing will travel less than other residential types. Alongside, provision of affordable housing in rural settlements may reduce the need for travel for those in local rural employment.
	10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	Design of new development has the potential to help encourage sustainable waste management and reduce inputs to pollution incidents
	11	Develop a strong culture of enterprise and innovation.	The policy, by supporting rural communities, and helping reduce out-migration of younger people from rural settlements will support this objective.	+	++	++	Ongoing	Permanent	Regional	High	Medium	Major	Positive	No	Increase diversity and vitality of communities.
	12	Improve accessibility to jobs and services.	Locating affordable housing in rural settlements may reduce accessibility to jobs and services. May also increase accessibility for rural workforce however.	+	+	+	Ongoing	Permanent	Local	Medium	Low	Minor	Positive	Yes	Whilst smaller settlements tend to have the less access to jobs, services and facilities, both within settlements and to surrounding areas, locating affordable housing in these settlements may improve accessibility to some types of jobs. Eligibility in rural settlements for affordable housing should be determined on the basis of local employment need- for example agricultural or other types of rural employment.
Overall Effect	Rural provision of affordable housing will support many of the SA objectives- if it benefits local people who work in rural areas. Issues related to accessibility and transport. Does not address the need to adapt to climate change for development in rural areas however.														
Proposed Mitigation	Eligibility in rural settlements for affordable housing should be determined on the basis of local employment need- for example agricultural or other types of rural employment. Encouragement of measures which will help adaptation to climate change, such as the incorporation of Sustainable Urban Drainage Systems, brownwater recycling and greenspace provision.														

Key		Adverse		Beneficial	
The 'Duration' column is noted as:	Major negative effect	--			Superior
	Negative effect	-			Major
	Positive effect	+			Moderate
	Major positive effect	++			Minor
	Neutral environmental effect	=			Negligible

DETAILED ASSESSMENT MATRIX

SPD Guidance Criteria 1: Affordable Housing Provision in the Main Settlements (LP1 plus SPD proposals)

No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To ensure that housing stock meets the needs of all communities in the District..	Criteria will help ensure the provision of affordable housing in main settlements.	+	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	SPD guidance note for main settlements sets out that provision should be as close to 40% as possible for residential and mixed use schemes of 0.5ha and above and for schemes of 15 dwellings. Also states a range of housing needs should be provided. Effect likely to become increasingly apparent over the longer term.
2	To improve health and reduce health inequalities.	Effect depends on location of new affordable housing. In general locating affordable housing in main settlements, where most services are based, is likely to increase accessibility to such facilities.	+	+	+	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	No	Main settlements tend to have the highest concentration and variety of health, leisure and recreational facilities. They are also more accessible by non car modes.
3	To create sustainable communities.	Locating affordable housing in main settlements will help support accessibility to services and support sustainable transport networks. Will also help increase viability of services and support community cohesion. Guidance note aims to provide range of housing types.	+	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	Locating affordable housing in local centres will support the viability of these settlements. Main settlements tend to have the best access to jobs, services and facilities both within settlements and to surrounding areas.
4	To protect and manage the cultural heritage of the District.	Housing development has the potential to impact on individual heritage assets and townscapes. Depends on the nature and design of the development however. Local Plan policies BE6-BE13 will help reduce some of these impacts.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	New development should incorporate design which complements and enhances individual heritage assets and their settings, reducing its impact on designated and non designated sites and townscapes in main settlements.
5	To protect and enhance biodiversity.	Housing development has the potential to impact on biodiversity habitats- both on greenfield land and previously developed land. Local Plan policies NE3-NE6 will help reduce some of these impacts.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	Disused and underutilised buildings and brownfield land are often important and undervalued habitats. Full habitat surveys should be required in areas likely to be affected by redevelopment and mitigation and avoidance measures should be incorporated to help limit the damage on local species. There is also potential for the provision within new development of new or enhanced green infrastructure complementary to the District's green networks.
6	Protect and manage the landscape of North East Derbyshire.	Potential for impacts on landscape quality from development at the edge of main settlements. Local Plan policies NE1 and NE2 will help reduce impacts on landscape.	-	-	-	Ongoing	Permanent	Local	Medium	Low	Minor	Negative	Yes	Design should be sympathetic to the landscape, and if appropriate, use local materials which complements the existing human aspects of valued landscapes.
7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	No significant effects.									Neutral		No	
8	Plan for the anticipated different levels of climate change.	Does not address the need to adapt to climate change.	-	-	-	Ongoing	Permanent	Local	Medium	High	Minor	Negative	Yes	Criteria does not make reference to climate change adaptation for development in main settlements.
9	Minimise the District's contribution to climate change.	Encouragement of development of affordable housing within main settlements has the potential to reduce travel and greenhouse gas emissions from transport.	+	+	+	Ongoing	Permanent	International	Low	Medium	Major	Positive	No	Main settlements tend to have the highest concentration and variety of services and facilities. Locating development in these areas is likely to minimise the need for residents to travel longer distances.
10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	Design of new development has the potential to help encourage sustainable waste management and reduce inputs to pollution incidents
11	Develop a strong culture of enterprise and innovation.	No significant effects.									Neutral		No	
12	Improve accessibility to jobs and services.	Locating affordable housing in main settlements will help support accessibility to jobs services and support and increase the viability of sustainable transport networks.	+	++	++	Ongoing	Permanent	Regional	High	High	Major	Positive	No	Main settlements tend to have the best access to jobs and services both within settlements and to surrounding areas, including, notably, Chesterfield, and for the north of the District, Sheffield.
Overall Effect	Guidance note for main settlements places added sustainability value on the original Local Plan policy in a number of areas. Does not address the need to adapt to climate change for development in main settlements however.													
Proposed Mitigation	New development should incorporate design which addresses needs of cultural heritage, setting, landscape and biodiversity assets. Encouragement of measures which will help adaptation to climate change, such as the incorporation of Sustainable Urban Drainage Systems, brownwater recycling and greenspace provision.													

Key		Adverse		Beneficial	
The 'Duration' column is noted as:	Major negative effect	--	Severe	Superior	Beneficial
	Negative effect	-	Major	Major	
	Positive effect	+	Moderate	Moderate	
	Major positive effect	++	Minor	Minor	
	Neutral environmental effect		Negligible	Negligible	

DETAILED ASSESSMENT MATRIX

SPD Guidance Criteria 2: Affordable Housing Provision in Settlements with a Population of 3,000 or fewer (LP2 plus SPD proposals)

No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To ensure that housing stock meets the needs of all communities in the District..	Criteria will help ensure the provision of affordable housing in smaller settlements.	+	++	++	Ongoing	Permanent	Local	High	Medium	Moderate	Positive	No	Number of sites available may be few- this is addressed by the 0.1 hectare size of appropriate land. Wording of guidance note places additional emphasis on the expectation that affordable housing will be provided on such sites.
2	To improve health and reduce health inequalities.	Provision of affordable housing in smaller settlements, where health and leisure facilities are less available, may not help improve access to such services.	-	-	-	Ongoing	Permanent	Local	Medium	Low	Negligible	Negative	No	Criteria however states that provision will be determined on the proximity of services and access to public transport services.
3	To create sustainable communities.	Provision of affordable housing in smaller settlements, where services and facilities are less available may be less sustainable. Increase in the variety of housing in such settlements may help increase their diversity however.	-/+	-/+	-/+	Ongoing	Permanent	Local	Medium	Low	Negligible	Both	Yes	Eligibility in smaller settlements for affordable housing should be determined on the basis of local employment need- for example agricultural or other types of rural employment.
4	To protect and manage the cultural heritage of the District.	Housing development has the potential to impact on individual heritage assets and townscapes. Depends on the nature and design of the development however. Local Plan policies BE6-BE13 will help reduce some of these impacts.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	New development should incorporate design which complements and enhances individual heritage assets and their settings, reducing its impact on designated and non designated sites and townscapes.
5	To protect and enhance biodiversity.	Housing development has the potential to impact on biodiversity habitats- both on greenfield land and previously developed land. Local Plan policies NE3-NE6 will help reduce some of these impacts.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	Disused and underutilised buildings and brownfield land are often important and undervalued habitats. Full habitat surveys should be required in areas likely to be affected by redevelopment and mitigation and avoidance measures should be incorporated to help limit the damage on local species. There is also potential for the provision within new development of new or enhanced green infrastructure complementary to the District's green networks.
6	Protect and manage the landscape of North East Derbyshire.	Potential to be impacts on landscape on from development at the edge of smaller settlements. Local Plan policies NE1 and NE2 will help reduce impacts on landscape.	-	-	-	Ongoing	Permanent	Local	Medium	Low	Minor	Negative	Yes	Design should be sympathetic to the landscape, and if appropriate, use local materials which complements the existing human aspects of valued landscapes.
7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	No significant effects.									Neutral		No	
8	Plan for the anticipated different levels of climate change.	Does not address the need to adapt to climate change.	-	-	-	Ongoing	Permanent	Local	Medium	High	Minor	Negative	Yes	Criteria does not make reference to climate change adaptation for development in smaller settlements.
9	Minimise the District's contribution to climate change.	Encouragement of development of affordable housing within smaller settlements has the potential to increase travel to jobs and services and greenhouse gas emissions from transport.	-/+	-/+	-/+	Ongoing	Permanent	International	Medium	Medium	Negligible	Positive	No	Smaller settlements tend to have a lower concentration and variety of services and facilities, increasing the need to travel. This will be the case for all development however, and it is likely that residents of affordable housing will travel less than other residential types.
10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	Design of new development has the potential to help encourage sustainable waste management and reduce inputs to pollution incidents
11	Develop a strong culture of enterprise and innovation.	No significant effects.									Neutral		No	
12	Improve accessibility to jobs and services.	Locating affordable housing in smaller settlements may reduce accessibility to jobs and services.	-	-	-	Ongoing	Permanent	Local	Low	Medium	Negligible	Negative	Yes	Whilst smaller settlements tend to have the less access to jobs, services and facilities, both within settlements and to surrounding areas, locating affordable housing in these settlements may improve accessibility to some types of jobs. Eligibility in smaller settlements for affordable housing should be determined on the basis of local employment need- for example agricultural or other types of rural employment.
Overall Effect	Supporting affordable housing development in smaller settlements, where there are less services and facilities, and more infrequent public transport provision, has the potential to reduce accessibility. Criteria does not address the need to protect landscape, townscape, biodiversity or cultural heritage assets.													
Proposed Mitigation	New development should incorporate design which addresses needs of cultural heritage, setting, landscape and biodiversity assets. Encouragement of measures which will help adaptation to climate change, such as the incorporation of Sustainable Urban Drainage Systems, brownwater recycling and greenspace provision.													

Key		Adverse		Beneficial	
The 'Duration' column is noted as:	Major negative effect	--	Severe	Superior	Beneficial
	Negative effect	-	Major	Major	
	Positive effect	+	Moderate	Moderate	
	Major positive effect	++	Minor	Minor	
	Neutral environmental effect		Negligible	Negligible	

DETAILED ASSESSMENT MATRIX

SPD Guidance Criteria 3: Alternative Provision (LP3 plus SPD proposals)

	No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation	
				Short term	Medium term	Long term										
SA Objectives	1	To ensure that housing stock meets the needs of all communities in the District..	Guidance note states that provision may also only be provided offsite in exceptional circumstances. Issue related to the quality of off site provision remains.	-	-	-	Ongoing	Permanent	Local	Low	Low	Negligible	Negative	Yes	Alternative sites should be as close to original site as possible. Alternative provision in vacant properties and flats over shops should be as good quality as new affordable housing development.	
	2	To improve health and reduce health inequalities.	No significant effects.									Neutral		No	Dependent on location of alternative provision in relation to accessibility to health and leisure facilities, public transport routes and walking and cycling networks.	
	3	To create sustainable communities.	Off site provision of affordable housing will do less to encourage a mix of housing on every new development sites, reducing social and community cohesion in certain areas.	-	-	-	Ongoing	Permanent	Local	Medium	Medium	Negligible	Negative	No	Off site provision may help contribute to the growth of monosyllabic housing development. Effects mitigated somewhat by guidance note stating that provision may also only be provided offsite in exceptional circumstances.	
	4	To protect and manage the cultural heritage of the District.	The re-use of long term vacant properties has the potential to help reinvigorate underutilised areas of cultural heritage value. This depends on the design of the development. Offsite provision may also be required where the conservation requirements if the site make it impractical or unviable for affordable housing provision.	+	++	++	Ongoing	Permanent	Local	High	Low	Moderate	Positive	Yes	Good design which complements and enhances the heritage value of the building/buildings and surrounding built environment will help support this objective. Commuted sums are likely to be useful to fund the renovation of empty properties.	
	5	To protect and enhance biodiversity.	The re-use of long term vacant properties has the potential to impact on brownfield habitats. May also help preserve habitats and networks on greenfield land on edge of settlements however.	-/+	-/+	-/+	Ongoing	Permanent	Local	Medium	Low	Negligible	Both	Yes	Disused and underutilised buildings and brownfield land are often important and undervalued habitats. Full habitat surveys should be required in areas likely to be affected by redevelopment and mitigation and avoidance measures should be incorporated to help limit the damage on local species. Local Plan policies NE3-NE6 will also help reduce some of these impacts.	
	6	Protect and manage the landscape of North East Derbyshire.	Reuse of vacant buildings and flats above shops has the potential to help reduce land take at the edge of settlements. Also has the potential to reduce the amount of derelict and underused land.	+	+	+	Ongoing	Permanent	Local	Low	Medium	Negligible	Positive	No	This will help preserve landscape character at the edge of settlements.	
	7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	Reuse of vacant buildings and flats above shops has the potential to help reduce land take. May also encourage remediation of contaminated land.	+	+	+	Ongoing	Permanent	Local	Low	Medium	Negligible	Positive	No	This will preserve soil and assets. Higher densities are also more resource efficient.	
	8	Plan for the anticipated different levels of climate change.	No significant effects.										Neutral		No	
	9	Minimise the District's contribution to climate change.	No significant effects.										Neutral		No	
	10	Minimise the environmental impacts of waste and pollution.	No significant effects.										Neutral		No	
	11	Develop a strong culture of enterprise and innovation.	No significant effects.										Neutral		No	
	12	Improve accessibility to jobs and services.	Locating affordable housing in vacant buildings and flats above shops will support accessibility.	+	+	+	Ongoing	Permanent	Local	Medium	Medium	Negligible	Positive	No	Vacant buildings and flats above shops are likely to be located in existing built up areas which are better served by services, facilities and public transport links.	
Overall Effect	Off site provision raises questions over the quality of such alternative provision. Guidance note supports the reuse of vacant buildings and existing flats for affordable housing, which has the potential to reinvigorate areas of cultural heritage value. Such areas are also likely to be within existing built up areas, supporting a higher density of development.															
Proposed Mitigation	It should be ensured that off site provision is as good quality as new on-site development. Reuse of buildings for affordable housing should be accompanied by high quality redevelopment, in character with the local area and improved to help improve the dwelling's sustainability performance.															

Key	
Major negative effect	--
Negative effect	-
Positive effect	+
Major positive effect	++
Neutral environmental effect	0

Adverse							
Severe							
Major							
Moderate							
Minor							
Negligible							

Beneficial						
Superior						
Major						
Moderate						
Minor						
Negligible						

DETAILED ASSESSMENT MATRIX

SPD Guidance Criteria 4: Exception Sites in Rural Areas (LP4 plus SPD proposals)

SA Objectives	No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	1	To ensure that housing stock meets the needs of all communities in the District..	Criteria is likely to be positive for this objective. By focusing on local need, and ensuring "benefits remain in perpetuity" for local people, the Criteria will help provide appropriate rural housing for local requirements.	+	++	++	Ongoing	Permanent	Local	High	Medium	Moderate	Positive	No	Criteria will help ensure long term affordable housing provision for rural communities.
	2	To improve health and reduce health inequalities.	Provision of affordable housing in rural settlements, where health and leisure facilities are less available, may not help improve access to such services.	-	-	-	Ongoing	Permanent	Local	Medium	Low	Negligible	Negative	No	Inaccessibility to such services by non car modes may be an issue.
	3	To create sustainable communities.	Criteria is likely to be positive for this objective. By focusing on local need, and ensuring "benefits remain in perpetuity" for local people, the Criteria will help provide appropriate rural housing for local requirements. Will also help reduce out-migration from rural areas.	+	++	++	Ongoing	Permanent	Local	High	Medium	Moderate	Positive	No	Criteria will help maintain the diversity of the population in rural communities, and help limit the growth of car based "dormitory" villages in the District.
	4	To protect and manage the cultural heritage of the District.	Housing development has the potential to impact on individual heritage assets and townscapes. Guidance note aims to ensure development is well related to the settlement, and not compromise its form and character.	+	+	+	Ongoing	Permanent	Local	High	Medium	Moderate	Negative	Yes	Criteria aims to ensure that new development in rural areas takes full account of environmental considerations as set out elsewhere in the plan. New development should incorporate design which complements and enhances individual heritage assets and their settings, reducing its impact on designated and non designated sites and the built environment. Local Plan policies BE6-BE13 will support this.
	5	To protect and enhance biodiversity.	Criteria aims to ensure that new development in rural areas takes full account of environmental considerations as set out elsewhere in the plan. This will be supported by Local Plan policies NE3-NE6.	-	-	-	Ongoing	Permanent	Local	High	Low	Negligible	Negative	Yes	Disused and underutilised buildings and brownfield land are often important and undervalued habitats. Full habitat surveys should be required in areas likely to be affected by redevelopment and mitigation and avoidance measures should be incorporated to help limit the damage on local species. There is also potential for the provision within new development of new or enhanced green infrastructure complementary to the District's green networks.
	6	Protect and manage the landscape of North East Derbyshire.	The Criteria aims reduce impact on landscape assets, supporting Local Plan policies NE1 and NE2.	+	+	+	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	No	The Criteria aims to locate new housing within the built up area of small rural settlements rather than on the edge of settlements.
	7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	No significant effects.									Neutral		No	Design of new development has the potential to help encourage sustainable construction, including reuse of materials.
	8	Plan for the anticipated different levels of climate change.	Does not address the need to adapt to climate change.	-	-	-	Ongoing	Permanent	Local	High	High	Minor	Negative	Yes	Criteria does not make reference to climate change adaptation for development in rural areas.
	9	Minimise the District's contribution to climate change.	Locating affordable housing in rural settlements may increase distance travelled to jobs and services. Also may reduce distances travelled for rural workforce however.	+	+	+	Ongoing	Permanent	International	Low	Medium	Major	Positive	No	Smaller settlements tend to have a lower concentration and variety of services and facilities, increasing the need to travel. This will be the case for all development however, and it is likely that residents of affordable housing will travel less than other residential types. Alongside, provision of affordable housing in rural settlements may reduce the need for travel for
	10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	Design of new development has the potential to help encourage sustainable waste management and reduce inputs to pollution incidents
	11	Develop a strong culture of enterprise and innovation.	The Criteria, by supporting rural communities, and helping reduce out-migration of younger people from rural settlements will support this objective.	+	++	++	Ongoing	Permanent	Local	High	Medium	Moderate	Positive	No	Increase diversity and vitality of communities.
	12	Improve accessibility to jobs and services.	Locating affordable housing in rural settlements may reduce accessibility to jobs and services. May also increase accessibility for rural workforce however.	+	+	+	Ongoing	Permanent	Local	Medium	Low	Minor	Positive	Yes	Whilst smaller settlements tend to have the less access to jobs, services and facilities, both within settlements and to surrounding areas, locating affordable housing in these settlements may improve accessibility to some types of jobs. Eligibility in rural settlements for affordable housing should be determined on the basis of local employment need- for example agricultural or other types of rural employment.
Overall Effect	The guidance note aims to reduce affordable housing provision's impact on the built environment and landscape. With the strict employment criteria employed by the guidance note, the vitality and viability of settlements and rural areas will be supported, through reducing out migration of younger people and supporting community cohesion. This will be especially important in the areas adjacent to the Peak District National Park. Does not address the need to adapt to climate change for development in rural areas however.														
Proposed Mitigation	Design of new housing, including building materials and form, should be closely related to that of the rural settlement. Encouragement of measures which will help adaptation to climate change, such as the incorporation of Sustainable Urban Drainage Systems, brownwater recycling and greenspace provision.														

Key	
The 'Duration' column is noted as:	Major negative effect --
	Negative effect -
	Positive effect +
	Major positive effect ++
	Neutral environmental effect
Magnitude of significance is illustrated as:	Adverse
	Severe
	Major
	Moderate
	Minor
	Negligible
	Beneficial
	Superior
	Major
	Moderate
	Minor
	Negligible

DETAILED ASSESSMENT MATRIX

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

	No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To ensure that housing stock meets the needs of all communities in the District.	Involvement of RSLs will help ensure affordable housing remains affordable "in perpetuity". Guidance Criteria reduces opportunities for developers to avoid providing affordable housing on a range of sites.	++	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	Guidance Criteria ensures safeguards for affordable housing provision in relation to windfall sites, renewal of planning consent, sub-division of sites and sites capable of taking 15 dwellings or more.
	2	To improve health and reduce health inequalities.	Higher density development has the potential to support access to health and leisure facilities.	+	+	+	Ongoing	Permanent	Local	Low	Low	Negligible	Positive	No	Higher density development, with concentration of development reduces the need to travel and enables more equitable access to services and facilities. Effect depends on location of residential development in relation to services however.
	3	To create sustainable communities.	Involvement of RSLs will help ensure affordable housing remains affordable "in perpetuity", ensuring a greater diversity within communities. By supporting high density housing, guidance Criteria will support community cohesion and potentially reduce the need to travel.	++	++	++	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	No	Higher density development, with concentration of residential development reduces the need to travel and enables more equitable access to services and facilities by sustainable modes of transport. Magnitude of effect depends on location of residential development in relation to services however.
	4	To protect and manage the cultural heritage of the District.	No significant effects.									Neutral		No	
	5	To protect and enhance biodiversity.	Potential for guidance Criteria to help limit impacts on greenfield habitats.	+	+	+	Ongoing	Permanent	Regional	Medium	Medium	Moderate	Positive	No	Support for higher density development has the potential to help reduce landtake on greenfield sites.
	6	Protect and manage the landscape of North East Derbyshire.	Potential for guidance Criteria to help limit impacts on landscape quality at the edge of settlements.	+	+	+	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	No	Support for higher density development has the potential to help reduce landtake of greenfield land.
	7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	No significant effects.									Neutral		No	
	8	Plan for the anticipated different levels of climate change.	No significant effects.									Neutral		No	
	9	Minimise the District's contribution to climate change.	Guidance Criteria, through supporting higher density development, will help limit greenhouse gas emissions.	+	+	+	Ongoing	Permanent	International	Low	Medium	Major	Positive	No	Higher density residential development reduces the need to need to travel, although this is dependent on its proximity to services and facilities. Higher density development tends to be more energy efficient than lower density development
	10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	
	11	Develop a strong culture of enterprise and innovation.	No significant effects.									Neutral		No	
	12	Improve accessibility to jobs and services.	Higher density development has the potential to support access to services, facilities and public transport links.	+	+	+	Ongoing	Permanent	Local	Medium	Low	Minor	Positive	No	Higher density development, with concentration of services and provision of services near residential development reduces the need to travel. Higher density development also supports public transport links, making them more economically viable. Magnitude of effect depends on location of residential development in relation to services and transport links however.
Overall Effect		Guidance Criteria is highly positive for SA objective 1. Guidance Criteria also brings positive effects for community cohesion through supporting higher density housing. The scope of these latter effects depends largely on the location of housing development in relation to services, facilities and public transport links however.													
Proposed Mitigation		Not required.													

Key		Adverse		Beneficial	
The 'Duration' column is noted as:	Major negative effect	--	Severe		Superior
	Negative effect	-	Major		Major
	Positive effect	+	Moderate		Moderate
	Major positive effect	++	Minor		Minor
	Neutral environmental effect		Negligible		Negligible

DETAILED ASSESSMENT MATRIX

SPD Guidance Criteria 6: Tenure

SA Objectives	No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	1	To ensure that housing stock meets the needs of all communities in the District.	By stipulating that 2/3rds of affordable housing is social rented, and supporting shared ownership, guidance note will support SA Objective.	++	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	
	2	To improve health and reduce health inequalities.	No significant effects.									Neutral		No	Dependent on location of affordable housing in relation to accessibility to health and leisure facilities, public transport routes and walking and cycling networks.
	3	To create sustainable communities.	Guidance note will help ensure the diversity within new development and help reduce out migration. Also supports social inclusion in new development.	++	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	
	4	To protect and manage the cultural heritage of the District.	No significant effects.									Neutral		No	
	5	To protect and enhance biodiversity.	No significant effects.									Neutral		No	
	6	Protect and manage the landscape of North East Derbyshire.	No significant effects.									Neutral		No	
	7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	No significant effects.									Neutral		No	
	8	Plan for the anticipated different levels of climate change.	No significant effects.									Neutral		No	
	9	Minimise the District's contribution to climate change.	No significant effects.									Neutral		No	
	10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	
	11	Develop a strong culture of enterprise and innovation.	Shared ownership will encourage and enable home ownership.	+	+	+	Ongoing	Permanent	Local	Low	Medium	Negligible	Positive	Yes	Overall effect on culture of enterprise and innovation unclear.
	12	Improve accessibility to jobs and services.	No significant effects.									Neutral		No	
Overall Effect		Guidance note will help secure social inclusion and diverse communities. Supporting shared ownership has the potential to help foster an enterprise culture.													
Proposed Mitigation		Not required.													

Key	
The 'Duration' column is noted as:	Major negative effect --
	Negative effect -
	Positive effect +
	Major positive effect ++
	Neutral environmental effect
Magnitude of significance is illustrated as:	Adverse
	Severe
	Major
	Moderate
	Minor
	Negligible
	Beneficial
	Superior
	Major
	Moderate
	Minor
	Negligible

DETAILED ASSESSMENT MATRIX

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

	No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To ensure that housing stock meets the needs of all communities in the District.	Guidance Criteria's main aim is to meet affordable housing needs in the District. Guidance Criteria also aims to ensure a high quality of affordable housing.	++	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	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 information from the Primary Care Trust and County Council Education Department and any other evidence from the most up to date Housing Strategy.
	2	To improve health and reduce health inequalities.	Guidance Criteria, by aiming to ensure a high quality of affordable housing, will help improve health of residents.	++	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	Poor physical and mental health and wellbeing can often be linked to a substandard quality of housing.
	3	To create sustainable communities.	Guidance Criteria, through emphasising good quality design and helping to address the District's housing needs, will help reduce inequalities and secure social inclusion.	++	++	++	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	No	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 information from the Primary Care Trust and County Council Education Department and any other evidence from the most up to date Housing Strategy.
	4	To protect and manage the cultural heritage of the District.	No significant effects.									Neutral		No	
	5	To protect and enhance biodiversity.	No significant effects.									Neutral		No	
	6	Protect and manage the landscape of North East Derbyshire.	No significant effects.									Neutral		No	
	7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	No significant effects.									Neutral		No	
	8	Plan for the anticipated different levels of climate change.	No significant effects.									Neutral		No	
	9	Minimise the District's contribution to climate change.	No significant effects.									Neutral		No	
	10	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	
	11	Minimise the environmental impacts of waste and pollution.	No significant effects.									Neutral		No	
	12	Improve accessibility to jobs and services.	No significant effects.									Neutral		No	
Overall Effect	By helping to ensure good quality housing which addresses the needs of the District, Guidance Criteria 7 will help reduce health inequalities and support social inclusion.														
Proposed Mitigation	Not required.														

Key		Adverse		Beneficial	
The 'Duration' column is noted as:	Major negative effect	--	Severe	Superior	Beneficial
	Negative effect	-	Major	Major	
	Positive effect	+	Moderate	Moderate	
	Major positive effect	++	Minor	Minor	
	Neutral environmental effect		Negligible	Negligible	

DETAILED ASSESSMENT MATRIX

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

No.	Description of SA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Severity of significance	Positive or adverse	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To ensure that housing stock meets the needs of all communities in the District..	Guidance note will support the quality, adaptability and efficiency of affordable housing, supporting this SA Objective.	++	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	
2	To improve health and reduce health inequalities.	Focus on good quality housing will support the health and wellbeing of schemes' residents.	+	++	++	Ongoing	Permanent	Local	Medium	High	Minor	Positive	No	Regard to 'Lifetime Homes' standards and emphasis on community safety will help improve the wellbeing of residents.
3	To create sustainable communities.	Full integration of affordable housing will help ensure community inclusion. Focus on community safety and the reduction of crime will support community cohesion and vitality.	++	++	++	Ongoing	Permanent	Local	High	High	Moderate	Positive	No	Guidance note, through supporting the quality, adaptability and efficiency of affordable housing, will help reduce inequalities in housing and support social inclusion.
4	To protect and manage the cultural heritage of the District.	Whilst the guidance note supports integration with other new market housing development, it does not explicitly support integration with existing townscape character.	-	-	-	Ongoing	Permanent	Local	Medium	Medium	Minor	Negative	Yes	New development should incorporate design which complements and enhances individual heritage assets and their settings, reducing its impact on designated and non designated sites and townscapes. Local Plan policies BE6-13 however provides some measure of protection for cultural heritage assets.
5	To protect and enhance biodiversity.	Housing development has the potential to impact on biodiversity habitats- both on greenfield land and previously developed land. Local Plan policies NE3-NE6 will also help reduce some of these impacts.	-	-	-	Ongoing	Permanent	Local	High	Low	Moderate	Negative	Yes	Opportunities for habitat creation in new development should be highlighted including new or enhanced green infrastructure complementary to the District's green networks or biodiversity friendly design of buildings.
6	Protect and manage the landscape of North East Derbyshire.	The guidance note supports full integration of affordable housing within the development site. This will help improve the cohesion of sites in relation to the District's landscape.	+	+	+	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	No	Good design of sites as a whole is important for the development to limit impacts on landscape character.
7	To manage prudently the natural resources of the region including water, air quality, soil and minerals.	Energy efficiency measures proposed by guidance note will help support this objective.	+	+	+	Ongoing	Permanent	Regional	High	High	Major	Positive	Yes	Also potential to incorporate water efficiency and water recycling initiatives.
8	Plan for the anticipated different levels of climate change.	Guidance Criteria supports the aims of PPS25 and sustainable water management.	+	+	+	Ongoing	Permanent	Local	Medium	Low	Minor	Negative	Yes	Through regard to PPS25, guidance Criteria recognises the role the development of affordable housing development has in helping to adapt to climate change. Guidance note supports "sustainable water management", although this is unclear whether this includes the incorporation of Sustainable Urban Drainage Systems, brownwater recycling and greenspace provision. greater detail on these issues will place added value on the guidance Criteria.
9	Minimise the District's contribution to climate change.	Energy efficiency measures proposed by guidance note will help support this objective.	+	++	++	Ongoing	Permanent	International	High	High	Superior	Positive	Yes	Guidance Criteria sets a Level 3 Code for Sustainable homes standard.
10	Minimise the environmental impacts of waste and pollution.	Guidance note supports sustainable construction and energy efficiency.	+	+	+	Ongoing	Permanent	Local	Medium	Medium	Minor	Positive	Yes	Potential for guidance note to incorporate localised sustainable waste management facilities and sustainable urban drainage systems. Also sustainable construction should include the use of recycled materials for construction.
11	Develop a strong culture of enterprise and innovation.	No significant effects.									Neutral		No	
12	Improve accessibility to jobs and services.	No significant effects.									Neutral		No	
Overall Effect	Guidance note is very positive for a number of the SA objectives. As well as supporting the adaptability, quality and efficiency of affordable housing, with positive effects on health, wellbeing, community safety and social inclusion the focus on energy efficiency measures will have positive effects on climate change mitigation and resource use. Guidance note does explicitly address the need to incorporate development into townscape character and biodiversity needs not explicitly addressed. Also, although guidance Criteria recognises the need to address flood risk, it does not specify in any detail how affordable housing development can do this.													
Proposed Mitigation	Potential for guidance note to state an explicit presumption against affordable housing being located in areas liable to flooding and to state how the development of affordable housing can help limit and reduce flood risk.													

Key		Adverse		Beneficial	
The 'Duration' column is noted as:	Major negative effect	--	Severe		Superior
	Negative effect	-	Major		Major
	Positive effect	+	Moderate		Moderate
	Major positive effect	++	Minor		Minor
	Neutral environmental effect		Negligible		Negligible