



*Basingstoke
and Deane*



Housing Mix and Lifetime Mobility Standards SPD Sustainability Appraisal



June 2007

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Non Technical Summary

This document is the Sustainability Appraisal (SA) for the Housing Mix and Lifetime Mobility Standards Supplementary Planning Document (SPD), which has been prepared to fulfil the Sustainability Appraisal requirements arising from the Planning and Compulsory Purchase Act 2004.

As the policy that the SPD supplements (Policy C3 of the Basingstoke and Deane Adopted Local Plan 1996-2011) has not previously been subject to a Sustainability Appraisal, it is also subject to this SA.

It is not considered that the Housing Mix and Lifetime Mobility Standards SPD or the Policy (Policy C3 of the Adopted Basingstoke and Deane Borough Local Plan, 1996-2011) it supports meets the criteria to require a Strategic Environmental Assessment (SEA) arising from the Strategic Environmental Assessment Directive. This is because it will apply to small areas at a local level and is not likely to have a significant effect on the environment.

The SA process involves assessing the social, economic and environmental effects of the Housing Mix Policy and SPD.

This document sets out the methodology and outcomes of the SA and reflects best practice advice contained in the DCLG document 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005)

Overall the SA provides a positive picture of the social, economic and environmental effects of both the Housing Mix Policy and SPD.

In terms of social effects the Policy and SPD will encourage the provision of a mix of dwelling sizes to assist in addressing local housing need and changing household formation patterns and requirements. In turn the provision of a variety of housing types and sizes will have a positive effect on the local economy in terms of meeting the housing needs of a range of income positions and therefore assisting in addressing recruitment and retention difficulties as well as potentially attracting future inward investment. Furthermore the provision of a mix of dwellings will create high quality and attractive residential environments and improve land use efficiency through encouraging the construction of development at an appropriate density.

1. Introduction

Purpose of the Sustainability Appraisal (SA)

1.1

This document is the Sustainability Appraisal (SA) of the Housing Mix Policy (Policy C3) and Supplementary Planning Document on Housing Mix and Lifetime Mobility Standards.

1.2

Sustainability Appraisals are an integral part of producing planning documents. Under the Planning and Compulsory Purchase Act (2004) SAs are required to be prepared in parallel with the development of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

1.3

An SA aims to promote sustainable development through ensuring that the environmental, social and economic effects of plans and policies are considered during their preparation and adoption.

Strategic Environmental Assessment (SEA)

1.4

SPDs are also subject to a Strategic Environmental Assessment where they satisfy the relevant criteria under the EU Directive 2001/42/EC. However it is considered that neither the Housing Mix and Lifetime Mobility Standards SPD nor the Policy it supports, meet the criteria arising from the SEA Directive, as it will only apply to small areas at a local level and is not likely to have a significant effect on the environment.

The Sustainability Appraisal Process

1.5

There are five stages in the SA process:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

A1 Identifying other policies, plans, programmes and sustainability objectives
A2 Identifying baseline information
A3 Identifying sustainability issues
A4 Developing the SA Framework
A5 Consulting on the scope of the SA

- Stage B: Developing and refining options and assessing effects

B1 Testing the Policy and SPD objectives against the SA Framework
B2 Developing the Draft SPD options
B3 Predicting the effects of the Housing Mix Policy and Draft SPD
B4 Evaluating the effects of the Housing Mix Policy and Draft SPD
B5 Considering the ways of mitigating adverse effects and maximising beneficial effects.
B6 Monitoring

- Stage C: Preparing the Sustainability Appraisal Report

C1 Preparing SA Report

- Stage D: Consultation on the Draft SPD and the Sustainability Appraisal Report

D1 Consultation on the Draft SPD and SA
 D2 Appraising significant changes
 D3 Decision making and providing information

- Stage E: Monitoring the implementation of the SPD.

E1 Monitoring the significant effects of the Housing Mix Policy and SPD
 E2 Responding to adverse effects

1.6

Stage A was completed and presented within the Housing Mix and Lifetime Mobility Standards SPD SA Scoping Report (September 2006). The report was subject to public consultation between the 11th September-23rd October 2006, in which 2 comments were received.

1.7

Following this, a Draft SA was published for consultation in February 2007, alongside a Draft SPD, which covered Stages B to D. Two responses were received on the Draft SA from Natural England and the Environment Agency. Both stated that they had no comments to make regarding the document.

2. Reviewing Stage A

Task A1: Context review

2.1

A review of other relevant strategies, plans, programmes and policies (SPPPs) was undertaken as part of the scoping process. The consultation responses on the SA Scoping Report and Draft SA provided no additional references, thereby suggesting that the list of reviewed documents is comprehensive.

2.2

However PPS3 was published in November 2006 and has therefore been added to the context review. It is based on the following key objectives:

- Deliver high quality housing that is well designed and built to a high standard
- Deliver a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural
- Deliver a sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Deliver housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.

- Deliver a flexible, responsive supply of land-managed in a way that makes efficient and effective use of land, including reuse if previously developed land, where appropriate.

Task A2: Baseline Indicators

2.3

A range of baseline indicators were identified within the SA Scoping Report as a basis for predicting and monitoring effects and to assist in identifying the sustainability issues. This baseline information remains unchanged and can be viewed within Section 5 of the Housing Mix and Lifetime Mobility Standards Draft SPD SA Scoping Report.

Task A3: Identifying Sustainability Issues

2.4

The sustainability issues first identified in the SA Scoping Report have been updated and are summarised in Table 1 below:

Table 1: Update of Sustainability Issues

Sustainability Issues	How can the Housing Mix Policy and SPD address this?
Sustainability of communities	Support the development of mixed communities that are socially inclusive and contribute to local sustainability
Types of dwellings being built	Provide an appropriate mix of housing densities, types, sizes and tenures to cater for a range of housing needs and changing household formation patterns
Sufficient level of small dwellings	Provide a sufficient level of small dwellings within the private housing market to make home ownership more affordable.
Sufficient level of larger dwellings to cater for multi person households	Control the level of small dwelling provision to ensure there is a sufficiency of larger dwellings to cater for the needs of families.
Affordability in the housing market	Ensure the majority of small dwellings provide basic and therefore relatively inexpensive accommodation through restricting gross floor area.
Balance between demand and supply	Facilitate the supply of housing in response to housing demand
Increase in the percentage of people registered as disabled or suffering from a limiting long term illness	Provide an appropriate number of houses that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility, through ensuring a proportion of homes are designed to Lifetime Mobility Standards.
Skills shortages	Ensure a sufficient supply of market housing suitable for a range of income groups including growing families

Task A4: Sustainability Appraisal Framework

2.5

Following the consultation on the SA Scoping Report and Draft SA, the objectives have been revised and additional objectives added. The revised SA Framework is outlined in Table 2 below:

Table 2: SA Framework

Objective	Indicator	Target
Environmental		
Improve land use efficiency through the reuse of previously developed land (PDL)	% of new housing development built on PDL	By 2008, to develop 60% of all forms of development on PDL Source: South East IRF
Create high quality and attractive residential environments	% of dwellings of different types, sizes and tenures	Between 30-50% of market dwellings provided on a site are small units with the highest proportion on sites near centres of settlements Source: BDBC Housing Mix Policy
Economic		
Sustain and enhance economic growth and competitiveness	% representation of different industries of employment within the Borough ¹	Source: Census data
Develop and maintain a multi-skilled workforce	% of Borough population within different occupation groups	Source: Census data
Ensure the employment needs of businesses are met locally	% of Borough population travelling to work by public transport % of Borough population travelling more than 5km to work	Intensify development in town centres and areas where public transport accessibility is high Source: HCC Local Transport Plan 2006-2011
Social		
Create mixed, sustainable communities	% of small dwellings (1 and 2 bedroom) % of larger dwellings (3+ bedrooms) to cater for families	Between 30-50% of new market dwellings in the Borough are small units Source: BDBC Housing Mix Policy
Ensure residential environments provide everyone with the opportunity to live in a decent home	% of dwellings of different types, sizes and tenures	Between 30-50% of new market dwellings provided in the Borough are small units with the highest proportion on sites near centres of settlements Source: BDBC Housing Mix Policy
Improve accessibility to services and facilities	% of 1 and 2 bedroom units built within or adjoining settlements with a good or reasonable range of services and public transport providers	Between 30-50% of new market dwellings provided in the Borough are small units with the highest proportion on sites within or near centres of settlements with a good or reasonable range of services and public transport providers Source: BDBC Housing Mix Policy
Create residential developments which provide for changing household formation patterns and requirements	% of homes designed to Lifetime Mobility Standards % of one and two bedroom homes	15% of all new homes in the Borough designed to Lifetime Mobility Standards Between 30-50% of market dwellings provided on a site are small units with the highest proportion on sites near centres of settlements Source: BDBC Housing Mix Policy

¹ Whilst it is recognised that the % representation of different industries in the Borough may not be directly linked to the Housing Mix Policy and Draft SPD, it is considered that the Policy and SPD can help to ensure that a range of house sizes is provided. This will help to meet the requirements of a range of income groups and support the local economy

² Similarly whilst it is recognised that the % of Borough population within different occupation groups may not be directly linked to the Housing Mix Policy and Draft SPD, it is considered that the provision of a range of house sizes will meet the requirements of a range of occupation groups.

3. Objectives of the SA Framework

3.1

The sustainability objectives against which the Housing Mix Policy and Housing Mix and Lifetime Mobility Standards SPD is assessed have been identified as follows:

Environmental

- improve land use efficiency through the reuse of previously developed land (PDL)
- improve land use efficiency through constructing development at an appropriate density
- create high quality and attractive residential environments

Economic

- sustain and enhance economic growth and competitiveness
- develop and maintain a multi-skilled workforce
- ensure the employment needs of businesses are met locally

Social

- create mixed, sustainable communities
- ensure residential environments provide everyone with the opportunity to live in a decent home
- improve accessibility to services and facilities
- create residential developments which provide for changing household formation patterns and requirements

4. Linkages with the Sustainable Community

4.1

The objectives of the SA should be compared with the Basingstoke and Deane Sustainable Community Strategy themes and outcomes, to ascertain the level of compatibility between the SA and the Borough's sustainable community objectives. A summary of the Sustainable Community Strategy themes and objectives is outlined in Appendix 1.

4.2

Table 3 below, matches the SA objectives with the Basingstoke and Deane Sustainable Community Strategy themes and objectives. It is evident from the table that the SA objectives all have a direct relationship to at least one Sustainable Community Strategy outcome and therefore it is considered that there is a suitable level of compatibility.

Table 3: Compatibility of SA Objectives and Community Strategy Themes and Outcomes

SA Objective	Sustainable Community Strategy Outcome Reference Number	Sustainable Community Strategy Outcome
Improve land use efficiency through the reuse of previously developed land	E5	We are effectively using our natural resources and minimising waste and pollution
Improve land use efficiency through constructing development at an appropriate density	E5	We are effectively using our natural resources and minimising waste and pollution The variety and quality of the built environment is protected, enhanced and well designed.
	E1	
Create high quality and attractive residential environments	E1	The variety and quality of the built environment is protected, enhanced and well designed.
Sustain and enhance economic growth and competitiveness	P5	The Borough has thriving town centres which contribute to a broad economic base.
	P3	The wider world has a positive image of Basingstoke.
Develop and maintain a multi-skilled workforce	P1	Individual and workforce skills are increased
	P2	Key workers are attracted to, and retained in, the area
	P4	Barriers to employment and investment are reduced.
Ensure the employment needs of businesses are met locally	P1	Individual and workforce skills are increased
	P4	Barriers to employment and investment are reduced.
Create mixed, sustainable communities	E3	Access to affordable and appropriate housing is improved
	C1	Levels of deprivation and poor housing at a neighbourhood level are reduced
Ensure residential environments provide everyone with the opportunity to live in a decent home	E3	Access to affordable and appropriate housing is improved
	C1	Levels of deprivation and poor housing at a neighbourhood level are reduced
Improve accessibility to services and facilities	E4	Residents can access the services they need without the use of a car
Create residential developments which provide for changing household formation patterns and requirements	E3	Access to affordable and appropriate housing is improved
	C1	Levels of deprivation and poor housing at a neighbourhood level are reduced

5. Stage B: Developing and Refining Options and Assessing Effects

Objectives of the Housing Mix Policy and Housing Mix and Lifetime Mobility Standards SPD

5.1

The Housing Mix Policy and Housing Mix and Lifetime Mobility Standards SPD aims to:

- support the development of mixed communities that are socially inclusive and contribute to local sustainability
- provide an appropriate mix of housing densities, types, sizes and tenures to cater for a range of housing needs and changing household formation patterns
- provide a sufficient level of small dwellings within the private housing market to make home ownership more affordable
- control the level of small dwelling provision to ensure there is a sufficiency of larger dwellings to cater for multi-person households and families
- provide an appropriate number of houses that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility

Task B1: Testing the Housing Mix Policy and SPD Objectives against the SA Framework Objectives

5.2

The Housing Mix Policy and SPD objectives, as outlined above, set out what the Policy and SPD is aiming to achieve in spatial planning terms and sets the context for development options. It is therefore important for the Housing Mix Policy and SPD objectives to be in accordance with sustainability principles.

5.3

Task B1 of the SA process involves;

- testing the Housing Mix Policy and SPD objectives for compatibility with the SA objectives
- identifying possible options and refining the objectives
- testing the consistency of the Housing Mix Policy and SPD objectives

5.4

The effects of the Housing Mix Policy and SPD objectives against the SA objectives are outlined in Table 4, below, and have been recorded as follows:

- + = compatible/complementary
- = incompatible
- 0 = having no effect
- ? = uncertain effect

Table 4: Testing Sustainability Objectives against the Housing Mix Policy and SPD Objectives

Sustainability Objectives	Housing Mix Policy and SPD Objectives				
	Support the development of mixed communities that are socially inclusive and contribute to local sustainability	Provide an appropriate mix of housing densities, types, sizes and tenures to cater for a range of housing needs and changing household formation patterns	Provide a sufficient level of small dwellings within the private housing market to make home ownership more affordable	Control the level of small dwelling provision to ensure there is a sufficiency of larger dwellings to cater for multi-person households and families	Provide an appropriate number of houses that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility
Environmental					
Improve land use efficiency through the reuse of PDL	+	+	+	?	0
Improve land use efficiency through constructing development at an appropriate density	+	+	+	?	0
Create high quality and attractive residential environments	+	+	+	+	0
Economic					
Sustain and enhance economic growth and competitiveness	+	+	+	+	+
Develop and maintain a multi-skilled workforce	+	+	+	+	+
Ensure the employment needs of businesses are met locally	+	+	+	+	+
Social					
Create mixed, sustainable communities	+	+	+	+	+
Ensure residential environments provide everyone with the opportunity to live in a decent home	+	+	+	+	+
Improve accessibility to services and facilities	+	+	+	?	+
Create residential developments which provide for changing household formation patterns and requirements	+	+	+	+	+

Table 5: Commentary on the impact of the Housing Mix Policy and SPD on Sustainability Objectives

Objective		Impact of Housing Mix Policy and SPD on meeting the Sustainability Objective
Environmental	Improve land use efficiency through the reuse of previously developed land (PDL)	The highest proportion of small units and therefore the highest density developments will be provided on sites in or adjoining centres of the main settlements therefore reducing the need to develop greenfield sites. However the highest proportion of larger dwellings could potentially be located further away from the main settlements and given the relatively lower housing densities being achieved may increase pressure on greenfield sites in order to meet the Borough's housing requirement. The effect of providing larger dwellings on the reuse of PDL is therefore uncertain.
	Improve land use efficiency through constructing development at an appropriate density	The provision of a substantial proportion of small units will assist in maximising densities and therefore improve land use efficiency. The proportion of either small or large unit provision will however vary depending on the site's location in relation to access to facilities, services and public transport. The density of the development should therefore be appropriate in relation to the local context. However larger dwellings are likely to be at a relatively lower density and so the effect of providing larger dwellings on land use efficiency is uncertain.
Environmental	Create high quality and attractive residential environments	The provision of a variety of housing types and sizes will contribute to the creation of more attractive residential environments by enabling a greater diversity of building forms and scales. The highest proportion of small units and therefore highest density developments will be provided on sites in or adjoining centres of settlements with a good range of services and public transport links, thereby reflecting their urban nature. Likewise the lowest proportion of small units will be located on sites in the more rural settlements thereby reflecting their more rural character. Design guidance will be outlined in the Council's emerging Design and Sustainability SPD.
Economic	Sustain and enhance economic growth and competitiveness	Providing a variety of housing types and sizes has a positive effect on the economy in terms of meeting the housing needs of a range of income positions within the local economy. This will assist in addressing recruitment and retention difficulties and may help to attract future inward investment.
Economic	Develop and maintain a multi-skilled workforce	The provision of a variety of housing types and sizes will ensure that there is a sufficient supply of market housing that is suitable for a range of income groups including young professionals, skilled labour and growing families. A good range of housing provision will help to attract and retain workers as it will allow them to find a home of their choice within reasonable travelling distance from their work.
Economic	Ensure the employment needs of businesses are met locally	The provision of a variety of housing types and sizes will reduce the need for people to seek accommodation elsewhere, allowing them to live and work locally. This will reduce the number of people commuting into the Borough and will therefore improve sustainability.
Social	Create mixed, sustainable communities	The provision of a variety of housing types and sizes assists in addressing local housing need and contributes to achieving balanced and sustainable communities. Ensuring that there is a stock of housing designed for, or readily adaptable to changing needs (such as mobility) is an integral part of creating mixed and inclusive communities.
	Ensure residential environments provide everyone with the opportunity to live in a decent home	Providing a balanced mix of dwelling sizes provides local people with the opportunity to rent or buy a dwelling that they find affordable. The Housing Mix Policy restricts the gross floor area of the majority of small market dwellings and therefore helps to ensure the provision of basic and relatively inexpensive accommodation.

		Objective	Impact of Housing Mix Policy and SPD on meeting the Sustainability Objective
Social		Improve accessibility to services and facilities	The SPD and Housing Mix Policy will seek to ensure that the highest proportion of small units are provided on sites in or adjoining centres of settlements with a good range of services and public transport links. This will ensure that the highest density developments are located in areas with good accessibility to services and facilities. However the highest proportion of larger dwellings could potentially be located further away from the main settlements and they may therefore have relatively less access to services and facilities than a more central location. The effect of providing larger dwellings on accessibility to services and facilities is therefore uncertain.
		Create residential developments which provide for changing formation patterns and requirements	Providing a range of dwelling types and sizes will increase housing choice and provide people with the ability to move to dwellings which meet their particular needs. In particular by increasing the number of lifetime homes the opportunities for people to find a home that meets their needs will also be increased and will prevent people from having to move if their circumstances change.

Key findings from the appraisal of the Housing Mix Policy and SPD Objectives

5.5

The key findings from the appraisal are as follows:

- The Housing Mix Policy and SPD Objectives are almost wholly compatible with the SA Framework
- The impact of these objectives will depend on the implementation of the Housing Mix Policy and the Housing Mix and Lifetime Mobility Standards SPD, as well as the particular nature of planning applications.

Task B2: Developing the SPD Options

5.6

Stage B2 of the SA process involves developing options to achieve the objectives of the Housing Mix Policy and SPD. This stage addresses the following aims;

- The SPD should set out to improve the situation which would exist if there was no SPD
- To improve on the effects of just implementing the Housing Mix Policy (Policy C3) within the Basingstoke and Deane Borough Local Plan (1996-2011)

5.7

To address these aims, a set of SPD options have been identified. These options should be sufficiently distinct to highlight the different sustainability implications of each, so that meaningful comparisons can be made.

5.8

The following options have been considered with regard to the Housing Mix and Lifetime Mobility Standards SPD:

Option 1: Produce the SPD

Option 2: Do not produce the SPD

5.9

Table 6, below, assesses the implications of either producing the SPD or not producing the SPD against the SA Objectives. The effects have been recorded as follows:

- + = positive impact
- = negative impact
- +/- = potential for positive and negative impact
- ? = uncertain impact

Table 6: Matrix assessing the implications of either producing the SPD or not producing the SPD against the SA Objectives

Sustainability Objectives	Produce the SPD	Do not produce the SPD
Environmental		
Improve land use efficiency through the reuse of PDL	+/-	+/-
Improve land use efficiency through constructing development at an appropriate density	+/-	+/-
Create high quality and attractive residential environments	+/-	+/-
Economic		
Sustain and enhance economic growth and competitiveness	?	?
Develop and maintain a multi-skilled workforce	?	?
Ensure the employment needs of businesses are met locally	?	?
Social		
Create mixed, sustainable communities	+	-
Ensure residential environments provide everyone with the opportunity to live in a decent home	+	-
Improve accessibility to services and facilities	+	-
Create residential developments which provide for changing household formation patterns and requirements	+	-

Commentary on the implications of either producing the SPD or not producing the SPD

Improve land use efficiency through the reuse of PDL

The SPD seeks to ensure that the highest proportion of small units and therefore the highest density developments will be provided on sites in or adjoining the main settlements. This emphasis on the main settlements of the Borough should potentially reduce pressure to develop greenfield sites. The development of brownfield sites is also partly covered under Policy D9 (Rural Brownfield sites) in the Local Plan (1996-2011) and is therefore not wholly covered by the Housing Mix and Lifetime Mobility Standards SPD.

Improve land use efficiency through constructing development at an appropriate density

The SPD seeks to increase the provision of small units that will be provided within developments and therefore maximise densities and improve land efficiency. The Design and Sustainability SPD will also refer to development density and therefore this issue will not wholly be covered by the Housing Mix and Lifetime Mobility Standards SPD.

Create high quality and attractive residential environments

The SPD seeks to ensure the provision of a variety of housing types and sizes thereby enabling a greater diversity of building forms and scales and thus contributing to the creation of more attractive residential environments. The SPD on Design and Sustainability will provide guidance on design quality and so the creation of high quality attractive residential environments will not wholly be covered under the Housing Mix and Lifetime Mobility Standards SPD.

Sustain and enhance economic growth and competitiveness

The SPD aims to ensure the provision of a variety of housing types and sizes to meet the housing needs of a range of income positions. The provision of housing choice may help to address recruitment and retention difficulties and attract future inward investment. The impact of the SPD on economic growth is however uncertain.

Develop and maintain a multi-skilled workforce

The SPD aims to ensure the provision of a variety of housing types and sizes to meet the housing needs of a range of income positions. The provision of a good range of housing may attract and retain workers as it will provide the opportunity for people to find a home of their choice within reasonable travelling distance from their work. The impact of the SPD on maintaining a multi-skilled workforce is however uncertain.

Ensure the employment needs of businesses are met locally

The SPD seeks to ensure the provision of a variety of housing types and sizes to meet housing needs. This will reduce the need for people to seek accommodation outside of the Borough and therefore reduce the number of people commuting. The impact of the SPD on ensuring the needs of businesses are met locally is however uncertain.

Create mixed, sustainable communities

The SPD seeks to maximise housing choice, creating better places for people to live as they move through their life cycle. It sets out an appropriate level of housing mix to be provided on sites in order to respond to the housing needs of the households in the Borough and to contribute towards the creation of mixed, balanced communities.

Ensure residential environments provide everyone with the opportunity to live in a decent home

The SPD seeks to ensure that a high proportion of small units that are constructed, remain as small units and therefore provide relatively inexpensive accommodation. It sets out the proportion of small market dwellings (maximum of two bedrooms) on any development that will be expected to have a gross floor area not exceeding 70 square metres. The SPD provides a clear and consistent message on the level of small dwellings to be provided, whilst not precluding the inclusion of some dwellings to a higher specification, thereby increasing the choice of housing available.

Improve accessibility to services and facilities

The SPD details how the level of housing mix will be negotiated according to location, based on access to facilities, services and public transport. It sets out that the highest proportion of small units will be provided within or adjoining the centre of settlements with a good range of services and public transport opportunities. A clear and consistent message on the level of housing mix that will be sought in each location is provided within the SPD although the SPD does maintain some level of flexibility in relation to the individual site circumstances and local context .

Create residential environments which provide for changing household formation patterns and requirements

The SPD seeks to ensure that there is a stock of housing designed for, or readily adaptable to the needs of people with mobility difficulties. It sets out the level of homes that will be designed to Lifetime Mobility Standards, thereby ensuring that there is a sufficiency of dwellings that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility. A clear and consistent message is provided within the SPD on the proportion of homes that will be required to comply with Lifetime Mobility Standards.

Key Findings

5.10

Table 6 clearly indicates that the SPD makes a positive contribution to Housing Mix and the provision of Lifetime Homes over and above the positive contribution made by Policy C3 (Housing Mix) in the Basingstoke and Deane Borough Local Plan (1996-2011). The SPD provides a clear and consistent approach to the implementation of Policy C3. In the absence of an SPD, the Councils' approach to the implementation of Policy C3 may not be fully consistent and the negotiations on Policy C3 may become more time consuming and cumbersome, which would not be in accordance with the Government's approach to the frontloading of the planning system.

Tasks B3 & B4 : Predicting and Evaluating the Effects of the Housing Mix Policy and SPD

5.11

Tasks B3 and B4 of the SA process are to develop and refine the Housing Mix Policy and SPD, by predicting and evaluating its effects on the economic, environmental and social sustainability of the Borough. The potential effects need to be quantified, or a judgement made where it is not possible.

5.12

Task B3 predicts the sustainability effects of the Housing Mix Policy and SPD objectives. It focuses on;

- the **likelihood** of the effects occurring
- the **scale** of the effects
- the **duration** of the effects (whether **temporary or permanent**)
- the **timing** of the effects (whether **short term, medium, long term or ongoing**)
- whether the Housing Mix Policy and Draft SPD objectives are generally **positive or negative** in terms of sustainability

5.13 Table 7, below, summarises these predictions.

Table 7: Prediction of the sustainability effects of the Housing Mix Policy and Draft SPD objectives

Housing Mix Policy and SPD Objective	Can the effect be quantified?	Predicted effects over time	Commentary
Support the development of mixed communities that are socially inclusive and contribute to local sustainability	Possibly Measuring the creation of mixed, sustainable communities is difficult. Although it may be possible to gather some qualitative data from residents.	Economic + Environmental +/- Social +	The Policy and SPD seeks to provide an appropriate mix of sizes of dwellings on development sites thereby contributing to the creation of mixed, sustainable communities. The provision of housing to meet local needs could improve social wellbeing and social mix within developments and assist in attracting and retaining workers to the benefit of the local economy. Likelihood: High Scale: Borough-wide but particularly in Basingstoke Town and the larger settlements Temporary/ Permanent: Permanent Timing: Ongoing
Provide an appropriate mix of housing densities, types, sizes and tenures to cater for a range of housing needs and changing household formation patterns	Yes Monitoring, including the AMR, could provide indicators to quantify this issue, including quantitative data on the types and sizes of dwellings	Economic + Environmental +/- Social +	The Policy and SPD seeks to provide an appropriate mix of sizes of dwellings on development sites thereby assisting in increasing the supply of homes that are affordable for a range of income groups and household sizes. Addressing housing needs may improve social wellbeing and assist in attracting and retaining workers to the benefit of the local economy. Likelihood: High Scale: Borough-wide but particularly in Basingstoke Town and the larger settlements Temporary/ Permanent: Permanent Timing: Ongoing
Provide a sufficient level of small dwellings within the private housing market to make home ownership more affordable	Yes Monitoring, including the AMR, could provide indicators to quantify this issue, including quantitative data on the types and sizes of dwellings	Economic + Environmental + Social +/-	The provision of smaller dwellings could increase the density of development and therefore lead to the more efficient use of land. Providing smaller dwellings may also ensure that there is a sufficiency of homes that are affordable for single person households. Home ownership may increase the level of improvements made to homes thereby improving the condition of the local housing stock. Increasing the level of home ownership may also reduce the number of those in need on the housing register and therefore reduce the amount of housing benefit required. However careful consideration of local needs is required to avoid providing an oversupply of small dwellings. Likelihood: High/Medium Scale: Borough-wide Temporary/ Permanent: Permanent Timing: Ongoing

Housing Mix Policy and SPD Objective	Can the effect be quantified?	Predicted effects over time	Commentary
Control the level of small dwelling provision to ensure there is a sufficiency of larger dwellings to cater for multi-person households and families	Yes Monitoring, including the AMR, could provide indicators to quantify this issue, including quantitative data on the types and sizes of dwellings	Economic + Environmental +/- Social +	The provision of larger dwellings to cater for local needs may reduce the number of those in need on the housing register and therefore reduce the amount of housing benefit required. The provision of a sufficiency of larger dwellings may also ensure the needs of families are met locally and therefore assist in retaining multi-person households within the Borough to the benefit of the local economy. Likelihood: High Scale: Borough-wide Temporary/ Permanent: Permanent Timing: Ongoing
Provide an appropriate number of houses that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility	Possibly Monitoring planning applications that include a proportion of dwellings designed to Lifetime Mobility Standards.	Economic + Environmental + Social +	The provision of dwellings that cater for the needs of residents throughout their lifetime may prevent people from having the need to move outside of the Borough, thereby benefiting the local economy. Providing dwellings that are adaptable may increase the lifetime of dwellings and therefore reduce pressure for future development. Likelihood: High Scale: Borough-wide Temporary/ Permanent: Permanent Timing: Ongoing

5.14

Table 7, above, shows that, generally the Policy/Draft SPD objectives have the capacity to improve the sustainability of the Borough. Accordingly, in this instance it is considered that the Policy/Draft SPD objectives are sufficiently sustainable and that no revision of them is necessary.

5.15

Task B4 evaluates the predictions including identifying cumulative effects, conflicts in sustainability and potential limitations of the Housing Mix Policy and Draft SPD. These evaluations and predications have been informed by professional judgement and public consultation.

Cumulative effects

5.16

A number of cumulative effects have been identified through the appraisal of options, including;

- Oversupply of small dwellings
It is important that the level of small dwelling provision meets with local housing need in order to prevent there being an oversupply of small dwellings within the private housing market.
- Environmental damage
It is important that the housing mix and subsequent housing density is appropriate for the local context whilst maximising land use efficiency and minimising environmental damage.

Conflicts in Sustainability

5.17

It is clear from the SA analysis that there are no real tensions between different aspects of sustainability.

5.18

Careful consideration will however be required in specific cases to weigh the sustainability issues and find a balance that maximises economic, environmental and social gain and minimises any adverse impacts

Limitations

5.19

There are limitations in the SA analysis due to the fact that the Policy and SPD impacts will depend to some extent on the nature, scale and number of proposals that come forward to which they will be applied.

Task B5: Mitigation

5.20

Mitigation involves putting in place measures to prevent, reduce or offset any identified adverse sustainability effects. Mitigation measures may also include recommendations for enhancing positive effects.

5.21

The first priority should however be avoidance of adverse effects. Only when all alternatives that might avoid an adverse effect have been exhausted, should mitigation be sought to reduce the harmful effect.

5.22

Task B3 and B4 demonstrate that both the Housing Mix Policy and Housing Mix and Lifetime Mobility Standards SPD are likely to generate beneficial effects. No adverse effects have been identified in the SA.

Task B6: Monitoring

5.23

Monitoring of the Housing Mix Policy and SPD will be achieved mainly through the production of the Annual Monitoring Report. This will include assessing the economic, social and environmental effects of the Policy and SPD.

5.24

The indicators that will be used within the Annual Monitoring Report are as follows;

Environmental

- Effect on land use efficiency through the reuse of previously developed land (PDL)
- Effect on land use efficiency through constructing development at an appropriate density
- Effect on the creation of high quality and attractive residential environments

Economic

- Effect on sustaining and enhancing economic growth and competitiveness
- Effect on developing and maintaining a multi-skilled workforce
- Effect on ensuring the employment needs of businesses are met locally

Social

- Effect on the creation of mixed, sustainable communities
- Effect on ensuring residential environments provide everyone with the opportunity to live in a decent home
- Effect on improving accessibility to services and facilities
- Effect on the creation of residential developments which provide for changing household formation patterns and requirements

5.25

This monitoring will enable the Council to evaluate:

- Whether the SA predictions of sustainability are accurate ie have they been largely positive and beneficial?
- Is the SPD contributing to the achievement of the desired SA objectives and targets?
- Are there any unforeseen adverse effects?
- Have they been caused by a change in circumstance?
- Do they require remedial action such as a change to the Policy which the SPD supplements?

6. Stage C: Preparing the SA Report

6.1

This SA presents information on the effects on the Housing Mix Policy and SPD. The SA has clearly followed National Guidance. However in deciding the length and level of detail in this SA, the Council has borne in mind its purpose as a public document.

7. Stage D: Consulting on the SPD and SA

Task D1: Public Participation on the SPD and SA

7.1

Consultation on the SPD and SA has conformed with the methodology set out in the Basingstoke and Deane Statement of Community Involvement (SCI). The draft of the SCI was formally submitted to the Secretary of State in December 2006 following which it was declared to be sound. A copy of the SCI can be viewed on the Borough website at:

<http://www.basingstoke.gov.uk/planning/localplan/statement/>

Task D2: Appraising Significant Effects

7.2

If significant changes to the SPD are raised during future reviews of the document and Policy it will be necessary for the LPA to ensure that the significant social, environmental and economic effects of these changes are appraised.

Task D3: Making Decisions and Providing Information

7.3

A consultation statement has been prepared and outlines the ways in which responses to consultation on the SPD and SA have been taken into account during the preparation of the documents. This consultation statement is available from on the Borough website at:

<http://www.basingstoke.gov.uk/planning/localplan/spd/Housing+Mix+and+Lifetim e+Mobility+Standards+SPD.htm>

References

DCLG (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents
www.dclg.gov.uk/index.asp?id=1161341

DCLG (2005) A Practical Guide to the Strategic Environmental Assessment Directive
www.dclg.gov.uk/stellent/groups/dclg_planning/documents/page/odpm_plan_029817.pdf

HMSO (2004) Environmental Assessment of Plans and Programmes Regulations
www.legislation.hmso.gov.uk/si/si2004/20041633.htm

European Commission (2001) Directive 2001/42/EC: on the assessment of the effects of certain plans and programmes on the environment
<http://europa.eu.int/>

Appendix 1

Basingstoke and Deane Sustainable Community Strategy

Summary of Themes and Objectives

A Safe Borough - Our Borough is a place where people feel safe and at ease

S1: Residents have increased confidence in feeling safe

S2: Levels of crime are reduced

S3: Levels of antisocial behaviour are reduced

S4: The Borough has a positive self image

S5: Ways to prevent accidents and crime are routinely considered by all organisations

A Healthy Borough - In our borough everyone takes a role in improving and maintaining good health; and healthy lifestyles are promoted

H1: Access to good health and social care advice, treatment and facilities are improved

H2: Homes and communities are improved in ways that reduce causes of poor health

H3: Health and healthcare for older people is improved

H4: Work-Life balance is improved across the country

H5: High levels of participation in cultural and leisure activities are maintained for all age groups

A Learning and Creative Borough - Our borough is a community where learning opportunities exist for everyone and creativity is encouraged

L1: Provision for quality early years activities and childcare is increased

L2: Access to a wider range of opportunities for learning and creativity is increased through improved information, reduced costs and access via a wide range of locations

L3: Support for adults to improve basic skills is increased

L4: Support for young people is increased through good schools and colleges and other appropriate learning opportunities

L5: There is an integrated approach to community learning, in partnership with providers and the business community

A Prosperous Borough - Our borough is a place where people can and will want to work and a variety of urban and rural businesses thrive

P1: Individual and workforce skills are increased

P2: Key workers are attracted to and retained in the area

P3: The wider world has a positive image of Basingstoke

P4: Barriers to employment and investment are reduced

P5: The borough has thriving town centres which contribute to a broad economic base

An Environment that is good to live in - People have high quality, affordable homes and value our borough as a clean, attractive and varied place to live

E1: The variety and quality of the built environment is protected, enhanced and well designed

E2: The diversity and quality of the natural environment is protected and enhanced

E3: Access to affordable and appropriate housing is improved

E4: Residents can access the services they need without the use of a car

E5: We are effectively using our natural resources and minimising waste and pollution

E6: Access to the countryside and public open space is improved

An Inclusive Borough With Strong Communities - Everyone has the opportunity to lead their lives the way they want, feel they belong to the Borough's communities and can influence decision making that affects their lives

C1: Levels of deprivation and poor housing at a neighbourhood level are reduced

C2: Communities and individuals are routinely involved in the planning of the physical environment and services that affect their lives

C3: Signposting and access to support agencies is improved

C4: Neighbourhoods have strong networks which are accessible to all residents and help them take responsibility for their communities

C5: There is a thriving voluntary and community sector that benefits the community

C6: Diversity is celebrated and discrimination is eliminated



**This document is available from the Borough Council website
www.basingstoke.gov.uk/planning/localplan/spd.htm
& The Civic Offices and all Libraries in the Borough**

For a hard copy of the document, or for additional information on the Housing Mix and Lifetime Mobility Standards Sustainability Appraisal, please contact:

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If you would like further information about this document, or any aspect of the emerging Basingstoke and Deane Local Development Framework (LDF) please contact us. If you wish, your details will be added to our LDF consultation database, and you will be kept informed about Local Development Documents as they are produced.